Karen Y Johnson Davidson County
Batch# 169158 DEEDWARR
11/30/2018 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,459.65
20181130-0117115

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/3/2020
File No. G18-3867

Sondra Brown State of Tennessee Notary Public Davidson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gerald D. Johnson, Jennifer L. Johnson and Nicholas J. Johnson (NAME)	SAME AS OWNER (NAME)	092-16-0D-405.00-C
1803 Broadway Apt 405 (STREET ADDRESS)		
Nashville, TN 37203 (CITY) (STATE) (ZIP)		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Gregory P. Welch and Deborah Welch, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald D. Johnson, spouse of Jennifer J. Johnson and Nicholas J. Johnson, an unmarried individual**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land lying and being located in the 19'h Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 405 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County. Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepated by Warnble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-005563 9, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided. .80% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with two parking stalls #119 and 125.

Being the same property conveyed to Gregory P. Welch and Deborah Welch, husband and wife by Deed dated August 3, 2005 from Bristol on Broadway, L.P., a Tennessee limited partnership, recorded August 9, 2005, in Instrument Number 20050809-0094237, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Master Deed /Amendment of record by Instrument Nos. 20050517-0055639, 20060307-0026614 & 20070615-0071857, Register's Office for Davidson County, Tennessee.

2. Charter of HOA of record by Instrument No. 20071024-0125856 & 20071024-0125857, said Register's Office.

3. Common Area to HOA of record in Instrument No. 20070411-0043493, said Register's Office.

4. Easement to Comcast of Nashville I, LLC in Instrument No. 20161212-0130093, said Register's Office.

5. Encroachment easement of record by Instrument No. 20071113-0132706, said Register's Office.

6. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1803 Broadway, 405, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 28th day of November, 2018.

Gregory P. Welch

Deborah Welch

STATE OF Texas
COUNTY OF El Paso

On this 28th day of November, 2018, before me personally appeared Gregory P. Welch and Deborah Welch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 28th day of November, 2018.

Notary Signature
My commission expires:

JANIS M CLARKE
Notary Public, State of Texas
Comm. Expires 03-16-2022
Notary ID 7428296

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

