THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621010**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $377,000.00 Affiant Subscribed and sworn to before me, this20th day of June, 2019. Notary Public My Commission Expires: 05/25/2023

STEPHEN R. GALANTE
Notary Public
Massachusetts
Commission Expires May 25, 2023

WARRANTY DEED

Address New Owner: John Keith Spackler and Deborah Jean Spackler, and John Montgomery Spackler 1803 Broadway, Apartment 402 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0D-402.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Broadway Properties, L.P.., a Tennessee Limited Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Keith Spackler and Deborah Jean Spackler, husband and wife and John Montgomery Spackler, as joint tenants with right of survivorship,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, located in the 19th Councilmanic District of Nashville, being Unit No. 402, on the Horizontal Property Regime for Bristol on Broadway, as recorded in the Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

TOGETHER WITH parking lot stalls 20 and 122, appurtenant to said Unit 402 as Limited Common Elements as provided for in said Master Deed.

Being the same property conveyed to BROADWAY PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP, by deed from BRISTOL ON BROADWAY, A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20051230-0156585, dated December 20, 2005, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 092-16-0D-402.00 CO.

Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614, and Instrument No. 20070615-0071857, said Register's Office.

Matters shown on the Plan of record in Book 21, page 39, said Register's Office

Karen Johnson Davidson County
Batch# 247932 DEEDWARR
06/25/2019 09:39:38 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90
20190625-0061191

Subject to urban zoning overlay as Metro Ordinance No. BL-2000-364 and made applicable by Ordinance No. BL -2000-476, Metropolitan Clerk's Office for Davidson County, Tennessee.

Limited Easement of record in Instrument No. 20071113-0132706, said Register's Office.

This is improved property located at 1803 Broadway, Apartment 402 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2019.

Broadway Properties, LP
By: TGFT, Inc., a Tennessee Corporation,
General Partner

By: LeeAnn Hard, Secretary

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared LeeAnn Hard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of TGFT, Inc., a Tennessee Corporation, General Partner of Broadway Properties, L.P., a Tennessee Limited Partnership, the within named bargainor, and that she as such Secretary being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by herself as Secretary of TGFT, Inc., a Tennessee Corporation, General Partner of Broadway Properties, L.P., a Tennessee Limited Partnership.

Witness my hand, at office, this 20th day of June, 2019.

Notary Public

My Commission Expires: 05/25/2023

STEPHEN R. GALANTE
Notary Public
Massachusetts
Commission Expires May 25, 2023