BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 261822 DEEDWARR
07/25/2019 09:20:07 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20190725-0072999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF July 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EAM Nominee Trust U/A/D December 5, 2008	New Owner	
(NAME) 2 Rooks Way	(NAME)	092-16-0D-431.00CO
(ADDRESS) Westford, MA 01886	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **NANCY MITCHELL THOMPSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES H. BENWAY, JR., TRUSTEE AND KAREN S. BENWAY, TRUSTEE OF THE EAM NOMINEE TRUST U/A/D DECEMBER 5, 2008,** 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:

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 19th Councilmanic District of Nashville, Davidson County, Tennessee, Unit No. 431 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, Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & 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 Master Deed for The Bristol on Broadway, a Condominium, recorded as Instrument No. 20050517-0055639 as amended in Instrument Nos. 20060307-0026614 and 20070615-0071857 both recorded in the Register's Office for Davidson County, Tennessee, which Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest conveyed includes, without limiting the generality of the foregoing, an undivided 94% interest in the Common Elements of the Bristol on Broadway Condominium.

Being the same property conveyed by Warranty Deed from Roslyn Jaye Green, unmarried to Nancy Mitchell Thompson, married, as recorded on the 7th day of August, 2017 in Instrument No. 20170807-0080735 and Warranty Deed from Brett Wesnofske and Constance Wesnofske, husband and wife to Roslyn Jaye Green, unmarried, as recorded on the 26th day of April, 2011 in Instrument No. 20110426-0031717, in the Register's Office of Davidson County, Tennessee.

This was never the marital residence for the Grantor.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1803 Broadway #431, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand this 22 day of July, 2019

Nancy Mitchell Thompson

NANCY MITCHELL THOMPSON

STATE OF North Carolina
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Mitchell Thompson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 2019.

Commission expires: Sept 5, 2019

Rebecca J Case

Notary Public

REBECCA J. CASE NOTARY PUBLIC HENDERSON COUNTY, NC