This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Karen Johnson Davidson County
Batch# 354330 **DEEDWARR**
02/06/2020 10:10:47 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20
20200206-0013896

Joy Nicole Earle Perry
NEW OWNER:
TO: Alfred Odierno, Jr.
11 Bethesda Lane
Sayville, NY 11782

MAP & PARCEL:
092-16-0D-427.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Joy Nicole Earle Perry, Grantor herein; have bargained and sold and by these presents do convey unto Alfred Odierno, Jr., Grantee herein, his heirs, successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Unit No. 427, together with Parking Spaces Nos. 147 and 240, together with the appurtenant interest in the common elements of The Bristol On Broadway, A Condominium Development, a horizontal property regime established by 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, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Joy Nicole Earle, an unmarried woman, from Bristol on Broadway, L. P., a Tennessee limited partnership, by Warranty Deed dated September 15, 2005 and recorded September 20, 2005 of record as Instrument No. 20050920-0113075, Register's Office of Davidson County, Tennessee (Unit #427 and Parking Space #147), and by deed from Samuel C. Yeager by Quitclaim Deed dated May 22, 2006 and recorded May 25, 2006 of record as Instrument No. 20060525-0061727, said Register's Office (Parking Space #240).

This conveyance is subject to the lien of 2020 Davidson County property taxes which have been prorated and payment of which is assumed by grantee herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for John Boyd Home Place of record in Book 21, page 39, Register's Office of Davidson County, Tennessee; all setbacks, easements, restrictions and other matters as shown in the Master Deed establishing The Bristol on Broadway, a Condominium Development of record as Instrument No. 20050517-0055639, as amended as Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Register's Office; Grant of Easement granted to Comcast of Nashville I, LLC of record as Instrument No. 20161212-0130093, said Register's Office; Limited Easement granted to The Bristol on Broadway Condominium Association, Inc. of record as Instrument No. 20071113-0132706, said Register's Office; Bylaws for as set out in the Master Deed establishing The Bristol on Broadway, a Condominium Development, of record as Instrument No. 20050517-0055639, said Register's Office; Charter for The Bristol on Broadway Condominium Association, Inc. of record as Instrument No. 20071024-0125856 as corrected Instrument No. 20071024-0125857, said Register's Office; all the provisions of the Tennessee "horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter tor the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations. all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws of record; and all other matters of record.

This is improved property known as 1803 Broadway, #427, Nashville, TN 37203 and this is the same description as the prior deed of record.

Joy Nicole Earle Perry and Joy Nicole Earle are one and the same person.

Benjamin H. Perry joins in this transaction conveying any marital interest he may have in the property and does not join in the warranties herein.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 4th day of February, 2020.

Joy Nicole Earle Perry

Benjamin H. Perry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joy Nicole Earle Perry, the within named 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, at office, this the 4th day of February, 2020.

NOTARY PUBLIC

My commission expires: 7/17/21

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Benjamin Perry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 4th day of February, 2020.

NOTARY PUBLIC

My commission expires: 7/17/21

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is $276,000.00.

X
Affiant

SWORN to and subscribed before me,
this the 4th day of February, 2020.

NOTARY PUBLIC

My commission expires: 7/17/21

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY