WARRANTY DEED

STATE OF Alabama
COUNTY OF Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: December 4, 2024

(AFFIX SEAL)

JOHN M. CLAUSER
My Commission Expires
December 4, 2024

Karen Johnson Davidson County
Batch# 577822 DEEDWARR
02/24/2021 02:49:14 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20210224-0023229

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0337-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christene Marie Joseph	Christene Marie Joseph	092-16-0D-109.00-CO
(NAME) 1803 Broadway #109	(NAME) 1803 Broadway #109	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAMES D. COX,, III,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTENE MARIE JOSEPH,** 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 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 109 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, Registers 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 the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, Registers office for Davidson County, Tennessee. 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 .53% interest in the Common Elements of the Bristol on Broadway Condominium.

Being the same property conveyed to James D. Cox, III by Warranty deed from James A. Covington, a married man of record in Instrument No. 20160419-0037764 Register's Office for Davidson County, Tennessee, dated April 05, 2016 and recorded on April 19, 2016.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: NSB VRBS 21 1803 109

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Inst. No. 20050517-0055639, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is:

unimproved ☐

improved ☒ property, known as 1803 Broadway #109, Nashville, TN 37203

(House No.) (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 our hands this 10 day of FEBRUARY 2021.

James D. Cox,, III

State of ~~TN~~ Alabama

County of ~~DAVIDSON~~ Jefferson

On this 10 day of February, 2021, before me personally appeared James D. Cox, III, 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 10th day of February, 2021.

Notary Public

My Commission Expires: December 4, 2024

STATE OF ALABAMA NOTARY PUBLIC
JOHN M. CLAUSER
My Commission Expires
December 4, 2024

JOHN M. CLAUSER NOTARY PUBLIC ALABAMA STATE AT LARGE