THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836813** Karen Johnson Davidson County Batch# 723589 **DEEDWARR** 09/24/2021 11 33:05 AM 2 pgs Fees: $13.00 Taxes: $1,221.00 20210924-0128585	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2021. VANESSA CORTNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 05-07-2024

WARRANTY DEED

Address New Owner: Grace Su 1803 Broadway, Unit 309 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0D-309.00 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, **Emily K. Reeves, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace Su, unmarried woman**, ("Grantee"), her 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, being Unit No. 309, 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 as Instrument No. 20050517-0055639 , and amended as Instrument Nos. 20060307-0026614 , and 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 EMILY K. REEVES, by deed from PAUL ROSS, of record as Instrument No. 20150723-0072340 , dated July 17, 2015 , 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 2021 and subsequent years for Map-Par. 092-16-0D-309.00 CO.

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

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20050517-0055639, and amended as Instrument Nos. 20060307-0026614, and 20070615-0071857, said Register's Office.

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.

This is improved property located at 1803 Broadway, Unit 309 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 31st day of August, 2021.

Emily K. Reeves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily K. Reeves, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2021.

Notary Public

My Commission Expires: _____

