THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641496**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00 Affiant Subscribed and sworn to before me, this 27th day of June, 2022. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 880464 DEEDWARR
06/29/2022 10:15:22 AM 2 pgs
Fees: $13.00 Taxes: $7,770.00
20220629-0075005

WARRANTY DEED

Address New Owner: Valarie Hall and Michael Hall 1616 West End Avenue, Unit 1502 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-12-4A-007.00 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, **Bruce Bennett and Angela Bennett, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Valarie Hall and Michael Hall, wife and husband**, ("Grantees"), theirsuccessors, 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. 1502 , on the Horizontal Property Regime for The Residences at Broadwest, a Condominium, as recorded in the Master Deed of record in Instrument No. 20201123-0137217, amended in Instrument No. 20210817-0111256, and in Instrument No. 20220201-0011431, 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.

Being the same property conveyed to BRUCE BENNETT AND ANGELA BENNETT, A MARRIED COUPLE, by deed from 1600 WEST END AVENUE PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20211029-0145697 , dated October 26, 2021 , 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 2022 and subsequent years for Map-Par. 092-12-4A-007.00 CO.

Matters shown on the Plan of record as Instrument No. 20080702-0068641, said Register's Office.

Agreement for Dedication of Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances of record as Instrument No. 20080411-0036787, said Register's Office.

Subject to a street closing and any easement(s) retained in Ordinance No. BL2006-983, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee , and of record as Instrument No. 20070201-0013053, said Register's Office.

Subject to a street closing and any easement(s) retained in Ordinance No. BL2006-1132, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee , and of record as Instrument No. 20070201-0013052, said Register's Office.

Agreement for Dedication of Public Right-of-Way of record as Instrument No. 20190423-0037193, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20190425-0038139, said Register's Office.

Declaration of Condominium for Broadwest of record in Instrument No. 20201123-0137216, amended in Instrument No. 20210817-0111257, said Register's Office.

Declaration for The Residences at Broadwest, a Condominium, of record in Instrument No. 20201123-0137217 and amended in Instrument No. 202210817-0111257, said Register's Office.

Grant of Easement to Comcast Cable Communications Management LLC, of record in Instrument No. 20201228-0153304, said Register's Office.

This is improved property located at 1616 West End Avenue, Unit 1502 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 27th day of June, 2022.

Bruce Bennett by Angela Bennett, his Attorney-in-Fact — Angela Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Bennett, 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, and who further acknowledged that she is the Attorney-in-Fact for Bruce Bennett and that she is authorized by Bruce Bennett to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of June, 2022.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022