Return TO:
#600735

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/08/06 15:53 2 pgs
Fees:13.00 Taxes:495.80
20061108-0139231

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $134,000.00

Subscribed and sworn before me this the 31st day of October, 2006.

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

Affiant

Notary Public

(Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600735
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Jessica Lorena Romero
1068 1st Avenue North
Nashville, TN 37201

Send tax bills to:
First Magnus Financial
7000 North Mopac, Suite 330
Austin, TX 78731

Map 02-14-A Parcel 17CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Micheline Abrakjian, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jessica Lorena Romero, a single person

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1068 as specified on the Plat shown in the Master Deed on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument Number 20051221-0153160, as amended in Instrument Number 20051228-0155671 and Instrument Number 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument Number 20060518-0058640, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Micheline Abrakjian by Warranty Deed dated August 11, 2006 and of record in Instrument Number 20060817-0101211, Register's Office for Davidson County, Tennessee. Said property is also part of the same property conveyed to Riverfront Condominiums Partnership, a Tennessee general partnership by Special Warranty Deed dated August 31, 2005, said Register's Office. Said property is also part of the same property conveyed to Riverfront Partnership by Quitclaim Deeds dated August 4, 1988 of record in Book 7619, page 232 and Book 7619, page 229, said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

Keshishian
Danny ~~Abrakjian~~, husband of Micheline Abrakjian, joins in the execution of this instrument for the purpose of relinquishing all of his marital interest in said property.

THIS IS IMPROVED PROPERTY KNOWN AS 1068 1st Avenue North, Nashville, TN 37201

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subscribed and sworn before me this the 31st day of October, 2006.

Micheline Abrakjian

Danny ~~Abrakjian~~ Keshishian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Micheline Abrakjian and husband, Danny Keshishian, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of October, 2006.

My commission expires:

_____

Notary Public

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009