96-1-721

Davidson County DEEDWARR
Recvd: 01/18/07 09:57 3 pgs
Fees:18.00 Taxes:564.25
20070118-0007283

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day ofJanuary, 2007 by and between **Heather Hardison Keen and husband, Sean Keen,** hereinafter referred to as GRANTOR, and **Sheila P Baldwin**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 764 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 No. 200512210153160, as amended in Instrument No. 200512280155671, 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 Master Deed of record under Instrument No. 200512210153160, as amended in Instrument No. 200512280155671, said Register's Office, for a more complete identification and description of such Unit.

This conveyance is subject to the following:

1) Master Deed of record in Instrument No. 200512210153160 as amended in Instrument No. 200512280155671 and Instrument No. 200605180058640, Register's Office for Davidson County, Tennessee.

2) Charter of record in Instrument No. 200512160151344, Register's Office for Davidson County, Tennessee.

3) Sanitary Sewer and/or Storm Drainage Easement of record in Book 11112, page 881, Register's Office for Davidson County, Tennessee.

4) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

HHK
SK by HHK
attorney in fact

Being the same property conveyed to Heather D. Hardison, a single woman, by Warranty Deed from Riverfront Condominiums Partnership, dated February 27, 2006, recorded March 2, 2006, of record in **Instrument No. 200603020024036, Register's Office for Davidson County, Tennessee. Previously being part of the same property** conveyed to Riverfront Condominiums Partnership by Special Warranty Deed from Riverfront Partnership, dated August 31, 2005, recorded September 2, 2005, of record in Instrument No. 200509020105982, Register's Office for Davidson County, Tennessee.

Heather D. Hardison has since married and is now known as Heather Hardison Keen. Sean Keen joins in this conveyance to relinquish all marital rights.

This is [X]improved [ ]unimproved property known as: **764 1st Avenue North, Nashville, TN 37201**

TO HAVE AND TO HOLD said land with the appurtenanceshereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Heather Hardison Keen

Sean Keen by Heather Keen attorney in fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Heather Hardison Keen ~~and husband, Sean Keen~~, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 11th day of January, 2007.

LEIGH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: **MY COMMISSION EXPIRES OCTOBER 26, 2008**

Sean Keen by Heather Keen attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of January, 2007 before me personally appeared Heather Hardison Keen, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sean M. Keen, and acknowledged that she executed the same as the free act and deed of said Sean M. Keen.
Witness my hand, at office, this 11th day of January, 2007

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Sheila P Baldwin
764 1st Avenue North, Nashville, TN 37201

Send Tax Statements to:
SAME

Map and Parcel--082.14-0A-126.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $152,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 11th day of January, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

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~~HHK~~ SMK by HHK attorney in fact