Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John Jackson
1054 1st Avenue North
Nashville, Tennessee 37201

SEND TAX BILL TO:
Owner

MORTGAGEE:
Bank of America
P O Box 45140
Jacksonville, FL 32232-5140

MAP 082-14
GROUP A
PARCEL 010.00 CO

Davidson County DEEDWARR
Recvd: 04/10/07 15:04 2 pg
Fees:13.00 Taxes:514.30

20070410-0042815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Christopher Garner, joined by his wife, Chanda Garner,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **John Jackson***, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*Unmarried

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 1054 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. 20051221-0153160, as amended in Instrument No. 20051228-0155671, 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. 20051221-0153160, as amended in Instrument No. 20051228-0155671, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Christopher Garner, a single man by deed from Riverfront Condominium Partnership, a Tennessee general partnership of record in Instrument no. 20060404-0037984, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1054 1st Avenue North, Nashville, Tennessee 37201.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 my hand this the **30th** day of **March, 2007.**

Christopher Garner

Chanda Garner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher Garner and Chanda Garner**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/21/2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $139,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of March, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/21/2007