Davidson County DEEDWARR
Recvd: 07/30/07 13:30 2 pgs
Fees:13.00 Taxes:566.84
20070730-0090158

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $153,200.00

Billye Harrison
Affiant

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2008

Subscribed and sworn to before me, this 27th day of July, 2007.

Rachael A. Alexander
Notary Public
My commission expires:

02-0707-45601

Address of New Owner:	Send Tax Bills to:	Tax Information
Omar V. Feliciano	NEW OWNER	082-14-0-A-033.00 CO
810 1st Avenue North Nashville TN 37201		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephanie Michele Sullivan, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Omar V. Feliciano, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 810 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, further amended in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Riverfront Condominiums Partnership, a Tennessee general partnership by Special Warranty Deed from Riverfront Partnership, a Tennessee general partnership, dated August 31, 2005, recorded September 2, 2005, of record in Instrument No. 20050902-0105982, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Stephanie Michele Sullivan by deed from Riverfront Condominiums Partnership, a, dated April 28, 2006, recorded May 2, 2006, of record in Instrument No. 200060502-0050640, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 810 1st Avenue North, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is

unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 27th day of July, 2007.

Stephanie Michele Sullivan by Eric Brandon her attorney in fact

Stephanie Michele Sullivan, by Eric Brandon, her attorney in fact

STATE OF Tennessee

COUNTY OF Williamson

On this 27th day of July, 2007, before me personally appeared Eric Brandon, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stephanie Michele Sullivan, and who acknowledged that he executed the same as the free act and deed of said Stephanie Michele Sullivan.

WITNESS my hand, at office, this 27th day of July, 2007.

Notary Public

My commission expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON