RECORDING INFORMATION

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009166

Davidson County DEEDWARR
Recvd: 04/28/08 11:38 3 pgs
Fees:18.00 Taxes:492.10

20080428-0042957

MAP - PARCEL NO: 82-14-A-139 CO

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Christy Cook	Christy Cook	n/a
5906 Carter Lane	5906 Carter LANE	
Franklin, TN 37064	Franklin, TN 37064	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RICHARD LEE TILLIS**, unmarried, have bargained and sold and by these presents do transfer and convey unto **CHRISTY D. COOK**, unmarried, her heirs and assigns forever, the following described property, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 790 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 and 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. 2005122190153160 and 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 Richard Lee Tillis by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, of record in Instrument No. 20051230-0156596, dated 12/29/2005, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2008 Davidson County property taxes are a lien but are not yet due and payable.

2. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Instrument No. 20051221-0153160, amended in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee.

3. Charter for Homeowners Association of record in Instrument No. 20051216-0151344, Register's Office for Davidson County, Tennessee.

4. Agreement for dedication of easement in Book 7228, page 400, Register's Office for Davidson County, Tennessee.

5. Title to that portion of the premises, if any embraced within the high and low water mark of the Cumberland River.

6. Changes in the boundary of the Subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

7. Easement granted USA in connection with Cheatham Lock and Dam Project on Cumberland River being known as Tracts M-1321 and M-1359-E, of record in Book 2303, page 437, Register's Office for Davidson County, Tennessee.

8. Easement for Lick Branch Sewer and easement for East Nashville Interceptor Sewer for the City's sewerage disposal system and plant as reserved in deed from City of Nashville to Alfred T. Levine, Trustee in Book 2098, page 166, Register's Office for Davidson County, Tennessee.

9. Agreement between City of Nashville and Phillips Kerrigan, Jr. as shown by decree of record in Minute Book 55, page 468, of the Third Circuit Court in connection with 72" internal diameter tunnel, Lick Branch outfall sewer, interceptor sewers and structures.

10. Easement granted USA by Nashville Gas Co. in Book 2199, page 537, Register's Office for Davidson County, Tennessee.

11. Easement for sanitary sewer and/or storm drainage in Book 11112, page 881, Register's Office for Davidson County, Tennessee.

12. Memorandum of Lease with Web Service Co. in Book 11233, page 522, Register's Office for Davidson County, Tennessee.

13. Subordination and Non-Disturbance Agreement in Book 11405, page 552, Register's Office for Davidson County, Tennessee.

14. All matters shown on the survey by William C. Cockrill, RLS No. 1401, dated March 9, 1999.

15. Quitclaim Deed conveying the common areas of record in Instrument No. 20061229-0161139, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 18th day of April, 2008.

RICHARD LEE TILLIS

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 **RICHARD LEE TILLIS**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 18th day of April, 2008.

My Commission Expires:
2-26-2011

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$133,000.00**.

Christy D. Cook
Affiant

SWORN TO and subscribed before me on this 18th day of April, 2008.

Stephanie A. Glenn
Notary Public

My Commission Expires:
2-26-2011

