BILL GARRETT, Davidson County
Trans:T20090059262 DEEDWARR
Recvd: 08/28/09 15:35 2 pgs
Fees:13.00 Taxes:647.50
20090828-0081152

PICK-UP

Warranty Deed

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2009.

Notary Public

My commission expires: 11-22-2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jimmy Joe Stamps, II	New Owner	Map: 92-16-D
1803 Broadway, Unit 226		Parcel: 226.00CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RIVER ENTERPRISES INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIMMY JOE STAMPS, II, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 226 of The Bristol on Broadway, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing The Bristol on Broadway of record in Instrument No. 20050517-0055639 as amended in Instrument No. 20060307-0026614 and further amended in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof.

Together with parking stalls #46 and #6.

Being the same property conveyed to Parnell S. Lewis, an unmarried man by Warranty Deed dated August 25, 2005 from Bristol on Broadway, L.P., a Tennessee Limited Partnership, of record in Instrument No. 20051108-0135472, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to River Enterprises Investments, LLC, a Delaware limited liability company by Quitclaim Deed dated October 7, 2008 from Parnell S. Lewis, unmarried, of record in Instrument No. 20081014-0103452, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1803 Broadway, Unit 226, Nashville, TN 37203.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of August, 2009.

River Enterprises Investments, LLC

By: _____
Name: Parnell S. Lewis, Jr.
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Parnell S. Lewis, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of River Enterprises Investments, LLC, a Delaware limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 26th day of August, 2009.

Deanna Isabelle
Notary Public

My Commission Expires: **February 13, 2013**

DEANNA ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY