BILL GARRETT, Davidson County
Trans:T20110032166 DEEDWARR
Recvd: 05/31/11 14:00 2 pgs
Fees:13.00 Taxes:414.40
20110531-0041340

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Allison J. Tolen
1000 1st Ave. North
Nashville, TN 37201

Send tax bill to:
Tennessee Bank & Trust
330 Mayfield Dr. Ste. C6
Franklin, TN 37067

Map/Parcel Numbers:
082 14 0A 050.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Eckhardt** (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Allison J. Tolen, a single woman,** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LOCATED in Davidson County, Tennessee and being a certain Condominium Apartment, being Unit 1000 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 in Instrument No. 20051221-0153160, and amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, Register's Office of Davidson County, Tennessee, including without limitations 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 in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, Register's Office of Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to Elizabeth Eckhardt by Deed dated October 30, 2006 of record in Instrument No. 20061101-0135394, Register's Office of Davidson County, Tennessee.

Property known as 1000 1st Ave. North, Nashville, TN 37201.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its beneficiaries, forever in fee simple.

Grantor further covenant that Grantor is the lawfully seized and possessed of said real estate, has full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantee, subject to the Horizontal Property regime of record in Instruments Nos. 20051221-0153160m 20051228-0155671, and 20060518-0058640, Register's Office of Davidson County, Tennessee.

EE

IN WITNESS WHEREOF, this conveyance has been executed on the 25 day of May, 2011.

Elizabeth Eckhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, Elizabeth Eckhardt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, in Nashville, Tennessee, this 25 day of May, 2011.

Notary Public
My commission expires: 4-20-15

JENNY YORK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $112,000.00.

Affiant

Subscribed and sworn to before me, this 25 day of May, 2011.

Notary Public
My commission expires: 4-20-15

JENNY YORK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.