4 Book 44

BILL GARRETT, Davidson County
Trans:T20130056322 DEEDWARR
Recvd: 07/02/13 14:05 3 pgs
Fees:18.00 Taxes:382.77
20130702-0068383

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $103,450.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2013. Notary Public My Commission Expires: 9-22-2015

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner As Follows: Brad A. Bultemeier 1078 1st Avenue North Nashville, TN 37201	Send Tax Bills To: New Owner	Map-Parcel Number: 082-14-0A-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeanne Ann Burton, f/k/a Jeanne Burton Gregory and Anthony Herrera, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brad A. Bultemeier**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1078, together with the appurtenant interest in the common elements of the Riverfront Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20051221-0153160, amended in Instrument No. 20051228-0155671, and Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit " E" to the aforementioned Master Deed.

Being the same property conveyed to Jeanne Burton Gregory and husband, Anthony Herrera, by deed from Riverfront Condominiums Partnership, a Tennessee general partnership, of record in Instrument No. 20060801-0093302, said Register's Office. The said Jeanne Burton Gregory has since changed her name and is now known as Jeanne Ann Burton.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to the provision sof the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums of record in Instrument No. 20051221-0153160, amended in Instrument No. 20051228-0155671 and Instrument No. 20060518-0058640, said Register's Office.

3. Easements for sanitary sewer and/or storm drainage of record in Book 7228, page 400, and Book 11112, page 881, said Register's Office.

4. Memorandum of Lease entered into by and between Riverfront Partnership, L.P. d/b/a Riverfront Apartments, Lessor, and Web Service Company, Inc., Lessee, dated April 23, 1998, of record in Book 11233, page 522, said Register's Office.

5. Subject to the high and low watermarks of Cumberland River.

6. Easement retained in the Warranty Deed of record in Book 2098, page 166, said Register's Office.

7. Flowage easement of record in Book 2303, page 437, said Register's Office.

8. Agreement between City of Nashville and Phillip 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.

9. Easement granted USA by Nashville Gas Company of record in Book 2199, page 537, said Register's Office.

10. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1078 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 Grantee, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of July, 2013.

Jeanne Ann Burton

Anthony Herrera by Jeanne Ann Burton, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No: 20130702-0068382, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanne Ann Burton, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 2013

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of July 2013, personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Jeanne Ann Burton, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of Anthony Herrera and who acknowledged that she executed the same as the free act and deed of Anthony Herrera.

WITNESS my hand, at office, this 1st day of July, 2013

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/16