BILL GARRETT, Davidson County
Trans:T20130063619 DEEDWARR
Recvd: 07/25/13 14:26 2 pgs
Fees:13.00 Taxes:388.50
20130725-0077263

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13070042

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $105,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2013.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gale Smith Kuykendall Jennifer Faye Kuykendall 510 Basswood Ave., #4 Nashville TN 37209	New Owner	Tax Parcel ID No. 090-11-0B-004.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald E. Kussrow and Amanda Kussrow,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gale Smith Kuykendall and Jennifer Faye Kuykendall, as joint tenants** with rights of survivorship ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4, RIVER BREEZE GARDEN TOWNHOMES, as established under Master Deed of record in Instrument No. 20030207-0017550 (Exhibit "B"), in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Ronald E. Kussrow and Amanda Kussrow by Warranty Deed from RBL Associates LLC, a Tennessee limited liability company, recorded on the 16th day of August, 2003 in Instrument No. 20030816-0118841, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER BREEZE GARDEN TOWNHOMES, as recorded in Exhibit "B" to the Master Deed in Instrument No. 20030207-0017550.

Charter of River Breeze Gardens Townhomes Homeowners Association recorded at Instrument No. 20030207-0017549.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER BREEZE GARDEN TOWNHOMES Condominium of record in Instrument No. 20030207-0017550, as amended by instrument(s) of record in Instrument Nos. 20030618-0084385 and 20040308-0025984; 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 building thereon.

Deed to Homeowners Association for common area recorded at Instrument No. 20030207-0017551 and for Workshop recorded at Instrument No. 20051114-0137538.

This is improved property located at 510 Basswood Ave., #4 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2013.

Ronald E Kussrow by Amanda Kussrow as attorney in fact

Ronald E. Kussrow
By Amanda Kussrow, Attorney-in-Fact

Amanda Kussrow

Amanda Kussrow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amanda Kussrow, 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 22nd day of July, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Kussrow, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Ronald E. Kussrow, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of July, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014