BILL GARRETT, Davidson County
Trans:T20130072232 DEEDWARR
Recvd: 08/21/13 11:21 2 pgs
Fees:13.00 Taxes:477.30

20130821-0088125

WARRANTY DEED

R-VRE-13-846

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernie Rees	Bernie Rees	
4301 Summerhill Road (ADDRESS)	4301 Summerhill Road (NAME) (ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	082-14-0A-087.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SPENCER J. MADELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BERNIE REES AND WIFE, KRISTINE REES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 846, 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, AS AMENDED IN INSTRUMENT NO. 20051228-0155671, AND IN INSTRUMENT NO. 20060518-0058640, REGISTER'S OFFICE OF 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 CONDOMINIUM FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20051221-0153160 AND AMENDED IN INSTRUMENT NO. 20051228-0155671, AND SECOND AMENDMENT TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20060518- 0058640, SAID REGISTER'S OFFICE, FOR A MORE PARTICULARLY COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO SPENCER J. MADELL, A MARRIED MAN BY DEED FROM RIVERFRONT CONDOMINIUMS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP OF RECORD AT INSTRUMENT NO. 20060828-0105582, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 24, 2006 AND RECORDED ON AUGUST 28, 2006. THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20051221-0153160, FIRST AMENDMENT MASTER DEED RECORDED AS INSTRUMENT NO. 20051228-0155671, SECOND AMENDMENT MASTER DEED RECORDED AS INSTRUMENT NO. 20060518-0058640; INSTRUMENT NUMBER 20090109-0002382; INSTRUMENT NUMBER 20061229-0161139; BOOK 7228, PAGE 400; BOOK 2303, PAGE 437; BOOK 2098, PAGE 166; BOOK 11112, PAGE 881; BOOK 11233, PAGE 522; BOOK 2199, PAGE 537; SAID REGISTER'S OFFICE; C) MINUTE BOOK 55, PAGE 468, OF THE THIRD CIRCUIT COURT, DAVIDSON COUNTY, TENNESSEE; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 846 1st Ave N, Nashville, Tennessee 37201

Witness my/our hand(s) this 30th day of July, 2013.

Spencer J. Madell

STATE OF Tennessee
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Spencer J. Madell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2013.

Notary Public

My Commission Expires: 3-21-2017

STEPHANIE MILLER
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903