THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060163** BILL GARRETT, Davidson County Trans:T20130078679 DEEDWARR Recvd: 09/11/13 10:52 2 pgs Fees:13.00 Taxes:384.80 20130911-0095848	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $104,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2013. Notary Public My Commission Expires: 3/4/15 KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Dayton S. Lassiter 1038 1St Ave N Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082140A02300CO

**unmarried

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, **Cameron L. Hyder**** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dayton S. Lassiter**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1038 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, Register's Office for 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 Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and second amendment in Instrument No. 20060518-0058640 said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Cameron L. Hyder by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, recorded on the 1st day of August, 2006 in Instrument No. 20060801-0093265, 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVERFRONT CONDOMINIUMS of record in Instrument No. 20051221-0153160, as amended by instrument(s) of record in Instrument Nos. 20051228-0155671, 20060518-0058640 and 20090109-0002382, Appointment of Substitute Trustee recorded at Instrument No. 20101129-0094655; 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.
Charter of Riverfront Condominium Owners' Association, Inc. recorded at Instrument No. 20051216-0151344.

Agreement for dedication of easement recorded in Book 7228, Page 400.

Land that may be within the high and low water mark of the Cumberland River.

Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

Easement granted to USA by Phillip Kerrigan, Jr. and wife, being two in number, in connection with Cheatham Lock and Dam Project on Cumberland River being known as Tracts M-1321-E and M-1359-E, filed for record in Book 2303, Page 437.

Easement for Lick Branch Sewer and easement for East Nashville Interceptor Sewer for the City's sewage disposal system and plant, as reserved in deed from City of Nashville to Alfred T. Levine, Trustee recorded in Book 2098, Page 166.

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.

Easement granted to USA by Nashville Gas Company recorded in Book 2199, Page 537, in connection with Cheatham Lock & Dam Project on Cumberland River known as Tract No. M-1322-E.

Rights of tenants in possession under written leases, as tenants only.

Easement for sanitary sewer and/or storm drainage recorded in Book 11112, Page 881.

Memorandum of Lease with Web Service Company, Inc. recorded in Book 11233, Page 522.

Subordination and Non-disturbance Agreement recorded in Book 11405, Page 552.

This is improved property located at 1038 1St Ave N Nashville TN 37201

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 19th day of August, 2013.

Cameron L. Hyder by Josh Anderson Attorney-in-Fact

Cameron L. Hyder, by Josh Anderson
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, 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 he is the Attorney-in-fact for Cameron L. Hyder, 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 19th day of August, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014