RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130090223 DEEDWARR
Recvd: 10/21/13 09:46 2 pgs
Fees:13.00 Taxes:417.73
20131021-0109450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of October, 2013

NOTARY PUBLIC

My commission expires: 1/11/17

SHAMEKA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 11, 2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
William P. Kruziki, et ux. 1084 1st Avenue North Nashville, TN 37201	Same address as new owner	082140A004.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twelve Thousand Nine Hundred and 00/100 Dollars ($112,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HARLEY RYAN ALLEN, JOINED BY HIS WIFE, WHITNEY REYNOLDS ALLEN**, hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM P. KRUZIKI AND ELLEN ROY KRUZIKI, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1084 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 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 Second Amendment to the Master Deed of record under Instrument #20060518-0058640, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Harley Ryan Allen, unmarried, by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, dated 6/28/2006, recorded 6/30/2006, of record in Instrument No. 20060630-0078368, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1084 1st Ave. North, Nashville, TN 37201.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whitney Reynolds Allen joins in this conveyance to convey any interest she may have obtained in the subject property, marital or otherwise, due to being the spouse of Harley Ryan Allen.

WITNESS MY/OUR HANDS, this the 14th day of October, 2013.

Harley Ryan Allen

HARLEY RYAN ALLEN

Whitney Reynolds Allen, by Harley Ryan Allen, her attorney in fact

WHITNEY REYNOLDS ALLEN, BY HARLEY RYAN ALLEN, HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Harley Ryan Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of October, 2013.

Leslie Garside

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 14th day of October, 2013, before me, appeared Harley Ryan Allen, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Whitney Reynolds Allen, and that said instrument was signed in behalf of the said Whitney Reynolds Allen by himself as her attorney-in-fact pursuant to Specific Power of Attorney of record in Instrument No. 20131021-0109449, in the Register's Office for Davidson County, Tennessee.

Witness my hand at office this the day and year above written.

Leslie Garside

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY