Return To: 13-0987
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20140002229 DEEDWARR
Recvd: 01/10/14 11:20 3 pgs
Fees: 18.00 Taxes: 414.40
20140110-0002777

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
CHRISTOPHER HANSON AND
KIMBERLY HANSON
1231 Ascot Lane
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 082140A14100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED TWELVE AND NO/100 ($112,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **BRANDON LUSTER**, a single person, have this day bargained and sold and by these presents do hereby transfer and convey to **CHRISTOPHER HANSON AND WIFE KIMBERLY HANSON,** as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land in Davidson County, as follows:

> Unit Number 794 as specified on the plat shown in the Master Deed on the plan of Riverfront Condominiums as established by a Master Deed for Riverfront Condominiums of record In Instrument Number 20051221-0153160 and 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 and amended in Instrument No.20051228-0155671 said Register's Office for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Brandon E. Luster by deed from Fannie Mae A/K/A Federal National Mortgage Association dated October 28, 2009 and of record as Instrument No. 20091119-0106659, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2014 real estate taxes, applicable zoning and building

regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever.

WITNESS my hand this the 8 day of January, 2014.

BRANDON E. LUSTER

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRANDON E. LUSTER, the bargainor, 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 official seal at Gallatin, Tennessee on this the 8 day of January, 2043.

NOTARY PUBLIC

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016

MY COMMISSION EXPIRES: 5-25-16

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $112,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 8 day of January, 2014.

Tonya Thomas
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-7-16



MY COMMISSION EXPIRES: