Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Boulevard - Suite 212
Nashville, TN 38214
File No.: 20130605/MW

Davidson County	DEEDWARRSP
Recvd: 01/23/14 10:43	5 pgs
Fees:28.00 Taxes:481.00	
20140123-0006404	

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$130,000.00**, which amount is equal to or greater that the amount which the property would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN before me this the 21st day of **January, 2014.**

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PROPERTY OWNER, & OWNER'S ADDRESS & MAIL TAX BILLS TO:	PROPERTY ADDRESS:	TAX PARCEL NO.
Sandra W Dorris 1000 Rockelle Ave Thompsons Station, TN 37179	**926 First Avenue North** **Nashville, TN 37201**	**082140A06700CO**

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 21 day of **January, 2014,** by and between **Central Mortgage Company**, party of the first part, hereinafter called Grantor and **Sandra W Dorris,** party of the second part, hereinafter called Grantee.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of **Davidson,** State of **Tennessee,** to wit:

See attached Exhibit "A" for legal description and derivation clause.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the items shown in the attached Exhibit "B";

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through or under Grantor, but not further or otherwise.**

926 First Avenue North, Nashville, TN 37201

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the 21 day of **January, 2014.**

Central Mortgage Company

By: CENTRAL MORTGAGE CO.
MICHELLE K. STEWART
Title: ASST. VICE PRESIDENT 1/21/14

STATE OF ARKANSAS

COUNTY OF PULASKI

On this the 20 day of January, **2014** before me the undersigned Notary Public of the State and County aforesaid, personally appeared Michelle K Stewart, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Asst. Vice President of **Central Mortgage Company,** and that he/she as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself/herself as such officer.

WITNESS my hand and official seal at office this 20 day of January, **2014.**

Patty A Watson
Notary Public

My Commission Expires: 4-1-20

PATTY A. WATSON
MY COMMISSION # 12376168
EXPIRES: April 1, 2020
Pulaski County

926 First Avenue North, Nashville, TN 37201

EXHIBIT "A"

Legal Description

Described property located in Davidson County, Tennessee, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 926 as specified on the Pat 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 Number 20051221-0153160 and amended in Instrument Number 20051228-0155671, and second amendment in Instrument Number 20060518-0058640, Register's Office for Davidson County, Tennessee, inducing 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 Number 20051221-0153160 and amended in Instrument Number 20051228-0155671, and second amendment in Instrument Number 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Derivation Clause

Being all or part of the same property conveyed to Central Mortgage Company, by virtue of that certain Trustee's Deed dated June 7, 2013, at Instrument No. 20130612-059677 in the Register's Office of Davidson County, Tennessee.

926 First Avenue North, Nashville, TN 37201

EXHIBIT "B"

Permitted Encumbrances

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Rights or claims of parties in possession not shown by the public records.
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2014 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Subdivision Restrictions, Building Lines and Easements of record in the Register's Office of Davidson County, Tennessee.
- Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Instrument No. 20051221-0153160, as amended at 20051228-0155671, 20060518-0058640 and 20101129-0094655 in the Register's Office including all exhibits attached thereto and incorporated therein by reference and /or any instrument creating the estate or estates hereby insured as shown on Schedule A hereof, and any other allied instrument referred to in and aforesaid instruments.
- By-Laws of record at Instrument No. 20090109-0002382, in the said Register's Office.
- Charter recorded at Instrument No. 20051216-0151344, in the said Register's Office.
- Open Space and Common Area of record at Quit Claim Deed at Instrument No. 20061229-0161139, in the said Register's Office.

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

A.R. Turner

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016