WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140039976 DEEDWARR
Recvd: 06/06/14 10:46 2 pgs
Fees: 13.00 Taxes: 477.30
20140606-0049384

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 THE 2nd day of June, 2014

Notary Public:

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brad Bultemeier	NEW OWNER	Parcel ID:
1084 1st Ave. North		082140A00400CO
Nashville, TN 37201		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

William P. Kruziki and wife, Ellen Roy Kruziki

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brad Bultemeier and wife, Sandra Bultemeier, a 1/2 interest and Michael S. Hood, unmarried, a 1/2 interest

hereinafter called the GRANTEES, their heirs and assigns, a 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. 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 No. 20060518-0058640, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to William P. Kruziki and Ellen Roy Kruziki, husband and wife, by deed from Harley Ryan Allen, joined by his wife, Whitney Reynolds Allen, of record in Instrument 20131021-0109450, said Register's Office, dated October 14, 2013.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Instrument 20051221-0153160, amended in Instrument 20051228-0155671, and Instrument 20060518-0058640; and Instrument 20090109-0002382, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20051221-0153160, said Register's Office; (3) Easement to Nashville Gas Co. of record in Book 2199, Page 537, Register's Office for said County; (4) Flowage Easement to USA of record in Book 2195, Page 432, Register's Office for said County; (5) Sewer & Drainage Easement of record in Book 1112, Page 881, and Book 7228, Page 400, Register's Office for said County (6) Easement to USA for Lock & Dam Project of record in Book 2303, Page 437 and 442, Register's Office for said County; (7) Tunnell Sewer Agreement of record in Minute Book 55, Page 468, Register's Office for said County; (8) Memorandum of Lease of record in Book 11233, Page 522, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1084 1st Ave. North, Nashville, TN 37201

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be

applicable to all genders.

Witness our hands this 2nd day of June, 2014.

William P. Kruziki

Ellen Roy Kruziki

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William P. Kruziki and Ellen Roy Kruziki, 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 at Nashville, Tennessee, this 2nd day of June, 2014.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.