BILL GARRETT, Davidson County
Trans:T20140064695 DEEDWARR
Recvd: 09/02/14 09:35 2 pgs
Fees:13.00 Taxes:518.00
20140902-0079506

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P14-0583-D

WARRANTY DEED

Address of New Owners:
Mr. Richard Schugart
1036 First Avenue North
Nashville, TN 37201

Send Tax Bills To:
Same address
as new owner

For and 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, I,
Samuel Brenner, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Richard Schugart, a single man

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:

Land in Davidson County, Tennessee, being Unit 1036 of the Riverfront Condominiums, as established by Master Deed of record at Instrument Number 20051221-0153160, First Amendment as Instrument Number 20051228-0155671, Second Amendment Instrument Number 20060518-0058640, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sam Brenner, by Special Warranty Deed from U.S. Bank, National Associations, as Trustee for RFMS1 20069S9, dated June 4, 2009, and of record in Instrument Number 20090625-0059004, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Agreement for dedication of easement of record in Book 7228, Page 400, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to that land that may be within the high and low water mark of the Cumberland River.

This conveyance is subject to the changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

This conveyance is subject to an Easement granted to the United States of America 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, in the Register's Office of Davidson County, Tennessee

This conveyance is subject to an 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 of record in Book 2098, Page 166, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an 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.

This conveyance is subject to an Easement granted to United States of America by Nashville Gas Company of record in Book 2199, Page 537, in the Register's Office of Davidson County, Tennessee, in connection with Cheatham Lock & Dam Project on Cumberland River known as Tract No. M-1322-E.

This conveyance is subject to the rights of tenants in possession under written leases, as tenants only.

This conveyance is subject to an easement for sanitary sewer and/or storm drainage of record in Book 11112, Page 881, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Memorandum of Lease with Web Service Company, Inc., of record in Book 11233, Page 522, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Subordination and Non-disturbance Agreement of record in Book 11405, Page 552, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the terms of the Master Deed of record as Instrument Number 20051221-0153160, amended in Instrument Number 20051228-0155671 and in Instrument Number 20060518-0058640, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 1036 First Avenue North, Nashville, TN 37201

THIS CONVEYANCE IS SUBJECT TO: 2014 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this the 26th day of August, 2014.

Samuel Brenner

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 Samuel Brenner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of August, 2014.

Notary Public

My Commission Expires: 10/18/17

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2014.

Notary Public

My Commission Expires: 11-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY

Map: 082 14 0A
Parcel: 022.00