Map & Parcel 082140A00300CO

This Instrument Was Prepared By:
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:

SAME AS NEW OWNER

BILL GARRETT, Davidson County
Trans:T20140072734 DEEDWARR
Recvd: 09/29/14 09:49 3 pgs
Fees:18.00 Taxes:499.50
20140929-0089246

New Owner(s):

Morton H. Stein
Celia A. Stein
1627 Kinnard Drive
Franklin, TN 37064

Mortgagee:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAKE D. STEIN, Grantor, have bargained and sold and by these presents do transfer and convey unto MORTON H. STEIN AND WIFE, CELIA A. STEIN, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1082 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 ANNOTATED, AND AS ESTABLISH BY MASTER DEED FOR RIVERFRONT CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20051221-0153160, AS AMENDED IN INSTRUMENT NO. 20051228-0155671 AND IN INSTRUMENT NO. 20060518-0058640, AND IN INSTRUMENT NO. 20090109-0002382, 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 IN INSTRUMENT NO. 20060518-0058640, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO JAKE D. STEIN, UNMARRIED, BY WARRANTY DEED FROM RIVERFRONT CONDOMINIUMS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 20060801-0093270, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is ( ) unimproved (X) improved property with an address of 1082 1st Ave. N, Nashville, TN 37201.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1. Taxes and assessments for the year 2014 and subsequent years, not yet due and payable.
2. The Plan as shown as Exhibit "E" to the Second Amendment to the Master Deed of record in Instrument No. 20060518-0058640, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
3. The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640 and Instrument No. 20090109-0002382, Register's Office for Davidson County, Tennessee.
4. Charter of Riverfront Condominiums Owners' Association, Inc., of record in Instrument No. 20051216-0151344, Register's Office for Davidson County, Tennessee.
5. Agreement for dedication of easement of record in Book 7228, page 400, Register's Office for Davidson County, Tennessee.
6. Land that may be within the high and low water mark of the Cumberland River.
7. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.
8. Easement granted USA 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 of record in Book 2303, page 437, Register's Office for Davidson County, Tennessee.
9. 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, Register's Office for Davidson County, Tennessee.
10. 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.
11. Easement granted USA by Nashville Gas Company of record in Book 2199, page 537, Register's Office for Davidson County, Tennessee, in connection with Cheatham Lock & Dam Project on Cumberland River known as Tract No. M-1322-E.
12. Any and all verbal and/or written leases.
13. Easement for sanitary sewer and/or storm drainage of record in Book 11112, page 881, Register's Office for Davidson County, Tennessee.

14. Memorandum of Lease with Web Service Company, Inc., of record in Book 11233, page 522, Register's Office for Davidson County, Tennessee.
15. Subordination and Non-disturbance Agreement of record in Book 11405, page 552, Register's Office for Davidson County, Tennessee.
16. All matters shown on the survey by William C. Cockrill, RLS No. 1401, dated March 9, 1999.

AND GRANTOR DOES FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 24th day of September, 2014.

JAKE D. STEIN

STATE OF TENNESSEE
COUNTY OF ~~Tennessee~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAKE D. STEIN, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

JEAN C. POTEETE NOTARY PUBLIC STATE OF TENNESSEE KNOX COUNTY

WITNESS my hand at office, this 24th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires November 26, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Thirty Five Thousand and no/100 ($135,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

JEAN C. POTEETE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Sworn to and subscribed before me this 25th day of Sept., 2014.

NOTARY PUBLIC

My Commission Expires: 5/22/2017