WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140092775 DEEDWARR
Recvd: 12/11/14 12:38 2 pgs
Fees:13.00 Taxes:529.10
20141211-0113516

B-RL-14-960

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brad Bultemeier	NEW OWNER	
(NAME)	(NAME)	**082-14-0A-100.00**
1078 **1st Avenue North**		**CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ZACHARY B. KINLAW, MARRIED** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRAD BULTEMEIER,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 960 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 Second Amendment 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 Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment 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 Zachary B. Kinlaw, Unmarried by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, recorded on the 3rd day of August, 2006 in Instrument No. 20060803-0094922, in the Register's Office of Davidson County, Tennessee. Zachary B. Kinlaw, having since married. His spouse, Anna D. Brackin joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Charter of Riverfront Condominium Owners Association, Inc. recorded at Instrument No. 20051216-0151344.
- Master Deed establishing RIVERFRONT CONDOMINIUMS of record in Instrument No. 20051221-0153160, as amended by instrument(s) of record in Instrument Nos. 20051228-0155671, 20060518-0058640 and 20090109-0002382; 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.
- Easement for Cheatham Lock and Dam Project, recorded in Book 2303, Page 437.
- Easement for Sewer and Disposal System, recorded in Book 2098, Page 166.
- Easement for Nashville Gas Company, recorded in Book 2199, Page 537.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 7228, Page 400 and Book 11112, Page 881.
- Restrictive Covenants of the Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069.
- Water Rights of Cumberland River (if applicable).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **960 1st Avenue North, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF DECEMBER, 2014.

Zachary B. Kinlaw

Anna D. Brackin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY B. KINLAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness ~~my hand~~ and official seal, this the 5th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA D. BRACKIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212