Box 14

WARRANTY DEED

26763-3

BILL GARRETT, Davidson County
Trans: T20140095504 DEEDWARR
Recvd: 12/22/14 09:56 2 pgs
Fees: 13.00 Taxes: 493.21
20141222-0116739

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $133,300.00.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2014.

Notary Public

My commission expires: 9-19-

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Adam Blauvelt	Adam Blauvelt	Map/Parcel 082140A105.00CO
970 1st Avenue North	13310 47th Pl W	
Nashville, TN 37201	Mukilteo, WA 98275	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Armon Shahdadi, unmarried, and Abbas Shahdadi, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam Blauvelt and Frances Blauvelt, husband and wife

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. 970 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 such Unit.

BEING the same property conveyed to Armon Shahdadi, unmarried, and Abbas Shahdadi, unmarried, by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, of record in Instrument No. 20060815-0100411, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) 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.

2) 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 interest 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, Amendment to the By-Laws of record in Instrument No. 20090109-0002382, and Appointment of Substitute Trustee of record in Instrument No. 20101129-0094655, Register's Office for Davidson County, Tennessee.

3) Charter of Riverfront Condominium Owners' Association, Inc., of record in Instrument No. 20051216-0151344, Register's Office for Davidson County, Tennessee.

4) Agreement for dedication of easement of record in Book 7228, page 400, Register's Office for Davidson County, Tennessee.

5) Land that may be within the high and low water mark of the Cumberland River.

6) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River.

7) 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 for record in Book 2303, page 437, Register's Office for Davidson County, Tennessee.

8) 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.

9) 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.

10) Easement granted USA by Nashville Gas Company of record in Book 2199, page 537, said Register's Office, in connection with Cheatham Lock & Dam Project on Cumberland River known as Tract No. M-1322-E.

11) Rights of tenants in possession under written leases, as tenants only.

12) Easement for sanitary sewer and/or storm drainage of record in Book 11112, page 881, Register's Office for Davidson County, Tennessee.

13) Memorandum of Lease with Web Service Company, Inc., of record in Book 11233, page 522, Register's Office for Davidson County, Tennessee.

14) Subordination and Non-disturbance Agreement of record in Book 11405, page 552, Register's Office for Davidson County, Tennessee.

15) All matters as shown on the survey by William C. Cockrill, RLS No. 1401, dated March 9, 1999.

16) Dedication of common areas to Riverfront Condominiums Owners Association, Inc., of record in Instrument No. 20061229-0161139, Register's Office for Davidson County, Tennessee

17) Taxes for the current year which have been prorated and paid by the Grantors herein. Grantee to assume subsequent years, not yet due and payable.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

This instrument is being executed on behalf of Abbas Shahdadi, pursuant to a Power of Attorney executed by same on the 16th day of December, 2014 of record in Instrument No. 20141222-0116738, Register's Office for Davidson County, Tennessee.

This is improved (_X_) Unimproved (____) property, known as 970 1st Avenue 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 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/our hand(s) this 19th day of December, 2014.

Armon Shahdadi

Abbas Shahdadi, by Armon Shahdadi, Attorney-in-Fact
Attorney-in-Fact

STATE OF GEORGIA)
COUNTY OF Fulton)

Personally appeared before me, a Notary Public of said County and State, **Armon Shahdadi**, the within named seller, 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 at ~~Nashville, Tennessee,~~ Atlanta, GA S.E. this 19th day of December, 2014.

My Commission Expires:

Notary Public

SHARON ETELMAN
NOTARY PUBLIC
Cobb County
State of Georgia
My Commission Expires Oct. 14, 2017

STATE OF GEORGIA)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Armon Shahdadi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Abbas Shahdadi**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Abbas Shahdadi** for the purpose therein contained, by signing the name of **Abbas Shahdadi** by himself as Attorney-In-Fact.

Witness my hand and official seal at Atlanta, Georgia, this 19th day of December, 2014.

Notary Public

My Commission Expires: Oct. 14, 2017

SHARON ETELMAN
NOTARY PUBLIC
Cobb County
State of Georgia
My Commission Expires Oct. 14, 2017