RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000703 DEEDWARR
Recvd: 01/05/15 13:44 2 pgs
Fees:13.00 Taxes:721.50
20150105-0000861

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

DAVID P. WEBBER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of December, 2014.

NOTARY PUBLIC

My commission expires: 10/3/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April A. Cothron 1032 1st Ave. North Nashville, TN 37201	April A. Cothron 3229 Charleston Way Mt. Juliet, TN 37122	082-14-0-A-110.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Five Thousand and 00/100 Dollars ($195,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **C. DREW CLAUDEL, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **APRIL A. COTHRON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1032 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 C. Drew Claudel, unmarried, by Warranty Deed dated September 8, 2006 and recorded September 12, 2006, of record in Instrument No. 20060912-0112723, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 1032 1st Avenue North, Nashville, TN 37201, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29 day of December, 2014.

C. Drew Claudel

C. DREW CLAUDEL

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, C. Drew Claudel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of December, 2014.

Notary Public

My commission expires: _____

SHAMEKA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 11, 2017