GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20150017289 DEEDWARR
Recvd: 03/10/15 12:36 3 pgs
Fees:18.00 Taxes:562.03
20150310-0020393

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $151,900.00. Affiant Subscribed and sworn to before me, this 9th day of March, 2015. Notary Public My Commission Expires: 9-22-2015

SHAWN L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows: Shawn M. Tramel 366 Willoughby Lane Liberty, TN 37095	Send Tax Bills To: New Owner	Map-Parcel Number: 082-14-0A-009.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Behzad Hosseinzadeh and wife, Pamela M. Hosseinzadeh**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Shawn M. Tramel, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1052, together with the appurtenant interest in the common elements of the Riverfront Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20051221-0153160, amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640 and amendment to By-Laws of record in Instrument No. 20090109-0002382, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit " E" to the aforementioned Master Deed.

Being the same property conveyed to Behzad Hosseinzadeh and wife, Pamela M. Hosseinzadeh, by deed from Riverfront Condominiums Partnership, a Tennessee general

partnership, of record in Instrument No. 20060803-0094901, dated July 31, 2006, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to the provision sof the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of 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 buildings thereon; and also including, without limitation, 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, amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640 and amendment to By-Laws of record in Instrument No. 20090109-0002382, said Register's Office.

3. Easements for sanitary sewer and/or storm drainage of record in Book 7228, page 400, and Book 11112, page 881, said Register's Office.

4. Memorandum of Lease entered into by and between Riverfront Partnership, L.P. d/b/a Riverfront Apartments, Lessor, and Web Service Company, Inc., Lessee, dated April 23, 1998, of record in Book 11233, page 522, said Register's Office.

5. Easement retained in the Warranty Deed of record in Book 2098, page 166, said Register's Office.

6. Flowage easement of record in Book 2303, page 437, said Register's Office.

7. 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.

8. Easement granted USA by Nashville Gas Company of record in Book 2199, page 537, said Register's Office.

9. Subordination and Non-Disturbance Agreement of record in Book 11405, page 552, said Register's Office.

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

11. Subject to the high and low watermarks of Cumberland River.

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

13. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1052 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 Grantee, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of March, 2015.

Behzad Hosseinzadeh

Pamela M Hosseinzadeh

Pamela M. Hosseinzadeh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Behzad Hosseinzadeh and Pamela M. Hosseinzadeh, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of March, 2015.

(Seal)

Catherine H. Gwyn

Notary Public

My Commission Expires: 6·21·16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016