WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150027786 DEEDWARR
Recvd: 04/14/15 10:21 2 pgs
Fees:13.00 Taxes:547.60
20150414-0032767

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-VRES-15-772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

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)
Laura Perry	**New Owner**	
(NAME)	(NAME)	**82-14-A-130.00 CO**
409 Wilson Pike		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 **CHIQUITA WILKES,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAURA PERRY AND JONATHAN R. PERRY, WIFE AND HUSBAND,** 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. 772 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 and amended in Instrument Nos. 20051228-0155671, 20060518-0058640 and 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 Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Chiquita Wilkes, a single woman by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, recorded on the 22nd day of March, 2006 in Instrument No. 20060322-0032995, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- 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;
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **772 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 10th DAY OF APRIL, 2015.

Chiquita Wilkes by John Gleaves, attorney-in-fact

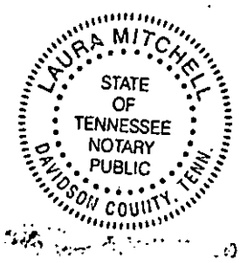
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHIQUITA WILKES, and who acknowledged he/she/they executed the same as the free act and deed of the said CHIQUITA WILKES.

Witness my hand and official seal, this the 10th of April, 2015.

Notary Public

My Commission Expires: 3/6/18



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