GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20150041543 DEEDWARR
Recvd: 05/28/15 15:55 3 pgs
Fees:18.00 Taxes:562.40
20150528-0049389

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 $152,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2015. Notary Public My Commission Expires: 9-22-2015

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows: Robert Sturgeon, et ux 5521 Irongate Drive Franklin, TN 37069	Send Tax Bills To: New Owner	Map-Parcel Number: 082140A007.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK R. ROBERTSON AND KATIE B. ROBERTSON, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT STURGEON AND BARBARA J. STURGEON, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Apartment, Unit No. 1048 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 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 and 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 Mark R. Robertson and Katie B. Robertson, husband and wife, by deed from Riverfront Condominium Partnership, A Tennessee General Partnership, of record as Instrument No. 20061219-0156214, dated December 15, 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 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree 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 all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Condominiums, of record in Instrument No. 20051221-0153160, as amended as Instrument Nos. 20051228-0155671, 20060518-0058640 and 20150402-0029055,, Register's Office for said County.

3. By-Laws as set out in the Master Deed Restrictions of record as Instrument No. 20051221-0153160, and as amended as Instrument No. 20090109-0002382, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7228, page 400, and Book 11112, page 881, said Register's Office.

5. Warranty Deed of Flowage Easement granted unto USA of record in Book 2303, page 437, said Register's Office.

6. Easement for Lick Branch Sewer and Easement for East Nashville Interceptor Sewer for the sewage disposal system and plan as reserved in the Warranty Deed from City of Nashville of record in book 2098, page 166, said Register's Office.

7. Agreement granted unto the City of Nashville as shown by Decree of record in Minute Book 55, page 468, said Register's Office.

8. Easement granted unto USA by Nashville Gas Company as set out in the Warranty Deed of Flowage Easement of record in Book 2199, page 537, said Register's Office.

9. Memorandum of Lease with Web Service Company, Inc. of record in Book 11233, page 522, said Register's Office.

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

11. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

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

This is improved property known as: **1048 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, their heirs and assigns, forever; and Grantors covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of May, 2015.

Mark R. Robertson

Katie B. Robertson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark R. Robertson and Katie B. Robertson, 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 28th day of May, 2015

(Seal)

Notary Public

My Commission Expires: 6.21.16

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