BOX 14

27231-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042921 DEEDWARR
Recvd: 06/02/15 12:10 2 pgs
Fees:13.00 Taxes:943.50
20150602-0051083

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2015.

Notary Public

My commission expires: 9-19-16

(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE 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
Natalie Katherine Keene	**New Owner**	**Map 105-01-0-B, Parcel 303.00co**
1010 16th Avenue South #303		
Nashville, TN 37212		

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,

Erik Risemberg, Trustee of The Marina Trust dated August 2, 2012

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

Natalie Katherine Keene, an unmarried woman

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:

LAND in Davidson County, Tennessee, being Unit No. 303 of Ten Ten On the Row, a Condominium, a horizontal property regime, located at 1010 16th Avenue South, Nashville, Tennessee, and described in Master Deed recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ten Ten On the Row, Condominium Units, contained in the Master Deed and By-Laws and Plat appended thereto, recorded in Instrument No. 20071023-0125441,Register's Office for Davidson County, Tennessee, and amendments in Instrument No. 20090224-0015964 and Instrument No. 20090507-0041965, and Instrument No. 20090929-0090277, are incorporated in the deed by reference and made a part hereof the same as though copied herein.

Parking Space No. P-16 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 303.

Being the same property conveyed to Erik Risemberg, Trustee of The Marina Trust dated August 2, 2012 by Deed from Haury & Smith Contractors, Inc., a Tennessee corporation, dated September 20, 2012, of record in Instrument No. 20120927-0088263, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record as set out on Exhibit "B" to the Master Deed of record in Instrument No. 20071023-0125441, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Master Deed and By-Laws establishing a Horizontal Property Regime of Ten Ten On the Row Condominiums, of record in Instrument No. 20071023-0125441, Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, and in Instrument No. 20090929-0090277, said Register's Office.
(3) All matters shown on the Plan of record in Book 57, Page 31, said Register's Office.
(4) Stormwater Detention Agreement of record in Instrument No. 20051230-0156625, said Register's Office.
(5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record Instrument No. 20051230-0156628, said Register's Office.
(6) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090710-0064678, said Register's Office.
(7) Taxes for 2015, a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **1010 16th Avenue South #303, Nashville, TN 37212**

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 **29th** day of **May, 2015.**

Erik Risemberg, Trustee of The Marina Trust dated August 2, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Erik Risemberg, Trustee of The Marina Trust dated August 2, 2012,** 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, this **29th** day of **May, 2015.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____