BILL GARRETT, Davidson County
Trans:T20150067898 DEEDWARR
Recvd: 08/13/15 12:57 2 pgs
Fees:13.00 Taxes:878.75
20150813-0081232

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 237,500.00

Affiant

Subscribed and sworn to before me, this 6th day of August, 2015.

Notary Public

My commission expires: My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 110
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jimmy E. Allen, Jr. **Timothy A Scott**	**OWNER**	**082140A05800CO**
824 1st Ave N		
Nashville, TN 37201		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gordon H. Sympson, Jr single

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

Jimmy E. Allen, Jr. and Timothy A Scott

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 824 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, and in Instrument No. 20150402-0029055 said Register's Office, for a more complete identification and description fo such Unit.

Being the same property conveyed to Gordon H. Sympson, Jr, a married man by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership dated 05/18/06 and recorded on 05/23/06 in Instrument No. 20060523-0060163, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 824 1st Ave N, 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 we do covenant with 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 in 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 6th day of August, 2015.

Gordon H. Sympson, Jr

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gordon H. Sympson, Jr, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2015.

Notary Public

My Commission Expires: 9/11/17



