THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095311**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $243,000.00. Affiant Subscribed and sworn to before me, this 8th day of October, 2015. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20150086534 DEEDWARR
Recvd: 10/12/15 08:36 3 pgs
Fees: 18.00 Taxes: 899.10

20151012-0103430

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory Kinman and Sheri Kinman 910 1ST AVE N Nashville TN 37201-1048	New Owner	Tax Parcel ID No. 082140A04300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher J. Jansen and Monica J. Mair n/k/a Monica J. Jansen, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gregory Kinman and Sheri Kinman, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 910 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, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument Nos. 20060518-0058640 and 20150402-0029055, 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, as 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 Christopher J. Jansen, unmarried and Monica J. Mair, unmarried, as joint tenants with right of survivorship by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, recorded on the 26th day of May, 2006 in Instrument No. 20060526-0062223, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Charter of Riverfront Condominium Owners Association, Inc., recorded at Instrument No. 20051216-0151344.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the 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, 20090109-0002382 and 20150402-0029055; 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 building thereon.

Easement granted to United States of America, recorded in Book 2303, Page 437.
Easement for Sewer, recorded in Book 2098, Page 166.

Easement for Nashville Gas, recorded in Book 2199, Page 537.

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

Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

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

Land within the high and low water mark of the Cumberland River and changes in the boundary resulting from erosion or accretion caused by the flow of same.

Matters on survey by William C. Cockrill, RLS No. 1401, dated March 9, 1999.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 7228, Page 400 and Book 11112, Page 881.

Conveyance of common area recorded at Instrument No. 20061229-0161139.

Agreement between City of Nashville and Phillip Kerrigan, Jr., in Decree of record in Minute Book 55, Page 468 (if applicable).

Restrictive Covenants running with the Land 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.

This is improved property located at 910 1ST AVE N Nashville TN 37201-1048

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2015.

Christopher J. Jansen

Monica J. Mair n/k/a Monica J. Jansen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher J. Jansen and Monica J. Mair n/k/a Monica J. Jansen, 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 8th day of October, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018