WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150086736 DEEDWARR
Recvd: 10/12/15 13:56 3 pgs
Fees:18.00 Taxes:815.85
20151012-0103660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JON GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elyse Badewitz	SAME	
(NAME)	(NAME)	82-14-A 62.00 CO
832 1st Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **KRISTI C. NEWCOMB AND ROBERT D. NEWCOMB, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELYSE BADEWITZ, UNMARRIED,** 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:

SEE Attached Exhibit "A"

This conveyance is subject to (a) 2015 real property taxes; (b) restrictive covenants of record in Instrument No. 20051221-0153160 , as amended by instrument(s) of record in Instrument Nos. 20051228-0155671, 20060518-0058640, 20101129-0094655 and 20150402-0029055, said Register's Office; (c) Charter of Riverfront Condominium Owners' Association, Inc. recorded at Instrument No. 20051216-0151344, said Register's Office; (d) By-Laws recorded at Instrument No. 20090109-0002382; said Register's Office; (e) Agreement for dedication of easement recorded in Book 7228, Page 400, said Register's Office; (f) Land that may be within the high and low water mark of the Cumberland River said Register's Office; (g) Conveyance of Common Area to Homeowners Association recorded at Instrument No. 20061229-0161139said Register's Office; (h) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River said Register's Office; (i) Easement granted to USA by Phillip Kerrigan, Jr. and wife, being two in number, in connection with Cheatham Lock and Dam Project on Cumberland River being known as Tracts M-1321-E and M-1359-E, filed for record in Book 2303, Page 437said Register's Office; (j) Easement for Lick Branch Sewer and easement for East Nashville Interceptor Sewer for the City's sewage disposal system and plant, as reserved in deed from City of Nashville to Alfred T. Levine, Trustee recorded in Book 2098, Page 166.said Register's Office; (k) Agreement between City of Nashville and Phillip Kerrigan, Jr. as shown by decree of record in Minute Book 55, Page 468, of the Third Circuit Court in connection with 72" internal diameter tunnel, Lick Branch outfall sewer, interceptor sewers and structures said Register's Office; (l) Easement granted to USA by Nashville Gas Company recorded in Book 2199, Page 537, in connection with Cheatham Lock & Dam Project on Cumberland River known as Tract No. M-1322-Esaid Register's Office; (m) Rights of tenants in possession under written leases, as tenants only said Register's Office; (n) Easement for sanitary sewer and/or storm drainage recorded in Book 11112, Page 881said Register's Office; (o) Memorandum of Lease with Web Service Company, Inc. recorded in Book 11233, Page 522 said Register's Office; (p) Subordination and Non-disturbance Agreement recorded in Book 11405, Page 552 (q) Restrictions recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069. (Phillips Jackson Redevelopment District), said Register's Office.

unimproved
This is improved x property, known as 832 1st Avenue, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 9th day of October, 2015.

KRISTI C. NEWCOMB

ROBERT D. NEWCOMB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristi C. Newcomb and Robert D. Newcomb, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9 day of October, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

EXHIBIT "A"

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 832 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 Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as 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, 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 Kristi C. Newcomb and Robert D. Newcomb, wife and husband by Warranty Deed from Steven L. Sparkman and wife, Terry G. Sparkman, recorded on the 5th day of April, 2012 in Instrument No. 20120405-0029409, in the Register's Office of Davidson County, Tennessee.