THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150086863 DEEDWARR
Recvd: 10/13/15 08:48 2 pgs
Fees:13.00 Taxes:555.00
20151013-0104261

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William Travis Parham and Tracy Shawn Parham 730 1st Avenue North Nashville, Tennessee 37201	New Owner	082-14-0A-143.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JASON MINOR AND RICHARD MINOR, both married**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **WILLIAM TRAVIS PARHAM and wife, TRACY SHAWN PARHAM**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 730 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 from Riverfront Condominiums, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, Register's Office for Davidson County, Tennessee, including without limitations 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, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Richard Minor and Jason Minor by Warranty Deed from Riverfront Condominium Partnership, a Tennessee partnership, filed on 05/11/2006, at Instrument No. 20060511-0055277, Davidson County Register of Deeds.

Note that this was never the residence of either Grantor, and therefore no marital rights ever attached in their respective spouses.

This is improved property known as **730 1st Avenue North, Nashville, Tennessee 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **7th** day of **October**, **2015**:

JASON MINOR

Richard Minor, by Jason Minor, Attorney in Fact

RICHARD MINOR, by Jason Minor, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JASON MINOR**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of October, 2015:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 7th day of October, 2015, before me personally appeared **Jason Minor**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Richard Minor**, and who acknowledged that such person executed the same as the free act and deed of **Richard Minor**.

Witness my hand and official seal, this 7th day of October, 2015.

Notary Public

My Commission Expires: 5/24/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $150,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2015:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON