Davidson County DEEDWARR Recvd: 02/18/16 13:55 3 pgs Fees:18.00 Taxes:795.50 **20160218-0015543**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00 Affiant Subscribed and sworn to before me, this 17th DAY OF February, 2016. Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

WARRANTY DEED

PAMELA JO SMITSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SRN16-0856

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan B. Radford	Susan B. Radford	
8222 Victory Trail	(NAME) 8222 Victory Trail	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	082-14-0-A-092.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT MCCLAIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN B. RADFORD AND WILLARD E. RADFORD, JR., WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 856 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, Instrument No. 20060518-0058640 and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, 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 Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Robert McClain, unmarried by Warranty Deed from Evan Abrahams and wife, Jacie Abrahams, of record in Instrument No. 20130730-0079129, Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 30, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20051221-0153160, First Amendment to Master Deed of record in Instrument No. 20051228-0155671 and Second Amendment to Master Deed of record in Instrument No. 20060518-0058640 and Instrument No. 20150402-0029055, Instrument No. 20090109-0002382, Instrument No. 20051216-0151344, Instrument No. 20060518-0058640, Instrument No. 20061229-0161139, Book 7228, Page 400, Book 2303, Page 437, Book 2098, Page 166, Minute Book 55, Page 468, Book 2199, Page 537, Book 11112, Page 881, Book 11233, Page 522; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 856 1st Avenue North , Nashville, Tennessee 37201-1006
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of February, 2016.

Robert McClain

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of February, 2016, before me personally appeared Robert McClain, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of February, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee .
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY