WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathleen Louise Rolick	Kathleen Louise Rolick	082 14 0A 020.00
(NAME)	(NAME)	
1074 1st Avenue N	1074 1st Avenue N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Tim L. Tomlin a/ka Timothy L. Tomlin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas David Rolick and wife, Kathleen L. Rolick,** 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. 1074 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 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 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 such Unit.

Being the same property conveyed to Tim L. Tomlin from Riverfront Condominiums Partnership by Warranty Deed for $132,250.00 dated September 27, 2006 and recorded October 11, 2006 as Instrument No. 20061011-0126317, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1074 1st Avenue N, 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.

BILL GARRETT, Davidson County
Trans:T20160015785 DEEDWARR
Recvd: 02/26/16 09:30 2 pgs
Fees:13.00 Taxes:632.70
20160226-0018320

Witness my/our hands this 1st day of February, 2016.

The Estate of Tim L. Tomlin a/k/a Timothy L. Tomlin
by John S. Tinkham, Executor

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, John S. Tinkham with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executor of The Estate of Tim L. Tomlin a/k/a Timothy L. Tomlin and that he as such Executor executed the foregoing instrument for purposes therein contained, by signing the name of the estate by himself as Executor.

WITNESS my hand and seal this 1st day of February, 2016.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14237

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD