Davidson County DEEDWARR
Recvd: 03/03/16 14:26 3 pgs
Fees:18.00 Taxes:606.80
20160303-0020606

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $164,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of March, 2016.

Notary Public
My commission expires: 9-28-19

06-1602-76328

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert Julian Shankle 758 1st Avenue North Nashville TN 37201	New Owner 15434 Sherman Way, Apt 318 Van Nuys, CA 91406	082-14-0-A-123.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jessica Mae Burnett now known as Jessica Burnett Shippen, married and Deborah Ann Burnett, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert Julian Shankle**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 758, 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 in Instrument No. 20051221-0153160; as amended in Instrument No. 20051228-0155671; Instrument No. 20060518-0058640; and Instrument No. 20150402-0029055, Register's Office for said County, 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; Instrument No. 20060518-0058640; and Instrument No. 20150402-0029055, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Jessica Mae Burnett, unmarried and Deborah Ann Burnett, unmarried by deed from Riverfront Condominiums Partnership, a Tennessee general partnership, dated April 21, 2006, recorded April 25, 2006, of record in Instrument No. 20060425-0047181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

William Driver Shippen, III, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 758 1st Avenue North, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 7th day of March, 2016.

Jessica Burnett Shippen

Deborah Ann Burnett

William Driver Shippen, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jessica Burnett Shippen, William Driver Shippen, III and Deborah Ann Burnett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of March, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 8-28-2019

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO TENN.

True Copy Certification

I, Christi M. Johnston, 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 herewith 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 Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}