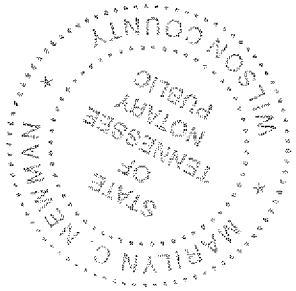
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-24-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kim Eldridge	Kim Eldridge	082140A06300CO
(NAME)	(NAME)	
25 Harbor Cove Drive	25 Harbor Cove Drive	Davidson County DEEDWARR Recvd: 04/27/16 14:58 3 pgs Fees:18.00 Taxes:913.90 **20160427-0041165**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Rand D. McFarlin and Susan R. McFarlin, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kim Eldridge and Barry Eldridge, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 834 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, Instrument No. 20090109-0002382 and Instrument No. 20150402-0029055, 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, Instrument No. 20060518-0058640, Instrument No. 20090109-0002382 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 Rand D. McFarlin and Susan R. McFarlin, husband and wife by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, dated July 31, 2006 and recorded August 03, 2006 of record in Instrument No. 20060803-0094927, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument Number 20051221-0153160, as amended in Instrument Number 20051228-0155671, Instrument Number 20060518-0058640, and Instrument Number 20150402-0029055; Amendment to the Bylaws of of record in Instrument Number 20090109-0002382, in the Register's Office of Davidson County, Tennessee. Agreement recorded as Minute Book 55, Page 468, in the Register's Office of Davidson County, Tennessee. Agreements for Dedication of Easement for Storm Sewers and Sanitary Sewers

Easement recorded in Book 7228, Page 400 and Book 11112, Page 881 in the Register's Office of Davidson County, Tennessee. Warranty Deed of Flowage Easement recorded in Book 2303, Page 437, recorded in Book 2303, Page 442, recorded in Book 2199, Page 537 and recorded in Book 2195, Page 432 in the Register's Office of Davidson County, Tennessee. Grant of Easement recorded in Instrument Number 20160301-0019392, in the Register's Office of Davidson County, Tennessee. Easement recorded in Book 2098, Page 166 in the Register's Office of Davidson County, Tennessee. Quitclaim Deed to Riverfront Condominium Owners, Association, Inc., record in Instrument Number 20061229-0161139, in the Register's Office of Davidson County, Tennessee.

Charter of Riverfront Condominium Owners, Association, Inc., record in Instrument Number 20051216-0151344, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 834 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 GRANTEE(S), their heirs and/or 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/or 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 20th day of April, 2016.

Rand D. McFarlin

Susan R. McFarlin

State of Tennessee
County of Wilson

Personally appeared before me Rand D. McFarlin and Susan R. McFarlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of April, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY