WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/18/19.

(AFFIX SEAL)

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 18, 2019

R-VRES-16-842-T

BILL GARRETT, Davidson County
Trans: T20160054795 DEEDWARR
Recvd: 06/28/16 08:44 2 pgs
Fees: 13.00 Taxes: 736.30
20160628-0065550

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Mary Oliver	Same as new owner.	
(NAME)	(NAME)	082-14-0A-085.00-CO
1623 Woodland St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 consideration, the receipt of which is hereby acknowledged, **JENNIFER LEE BOUCHARD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY OLIVER, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 842 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, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation by By-Laws appended thereto, said Registers 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, and Second Amendment in Instrument Number 20060518-0058640, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Jennifer Lee Bouchard, an unmarried woman by Warranty deed from Bryan Gilbert and Jessica Gilbert, now Jessica Gilbert Hohrmann, both unmarried of record in Instrument No. 20091026-0098704 Register's Office for Davidson County, Tennessee, dated October 20, 2009 and recorded on October 26, 2009.

This conveyance is subject to:

- * Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums of record in Instrument No. 20051221-0153160, First Amendment in Instrument No. 20051228-0155671, Second Amendment in Instrument No. 20060518-0058640 and in Instrument No. 20150402-0029055 Register's Office for Davidson County, Tennessee.
* By-Laws of record in Instrument No. 20090109-0002382, in the Register's Office for Davidson County, Tennessee.
* Charter of HOA of record in Instrument No. 20051216-0151344, in the Register's Office for Davidson County, Tennessee.
* Conveyance of Common Areas of record in Instrument No. 20061229-0161139, in the Register's Office for Davidson County, Tennessee.
* Sewer Easement(s) of record in Book 2098, Page 166, Book 1112, Page 881 and Book 7228, Page 400, in the Register's Office for Davidson County, Tennessee.
* Nashville Gas Easement of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20160301-0019392, in the Register's Office for DavidsonCounty, Tennessee.TVA Easement of record in Book 2303, Page 437, in the Register's Office for Davidson County, Tennessee.
* Sewer Easement(s) of record in Book 2098, Page 166, Book 1112, Page 881 and Book 7228, Page 400, in the Register's Office for Davidson County, Tennessee.

* Nashville Gas Easement of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20160301-0019392, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **842 1st Ave N, 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(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 the 23rd DAY OF JUNE, 2016.

Jennifer Lee Bouchard by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 JENNIFER LEE BOUCHARD, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER LEE BOUCHARD.

Witness my hand and official seal, this the 23rd of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212