Davidson County DEEDWARR Recvd: 07/01/16 14:08 3 pgs Fees:18.00 Taxes:841.75 **20160701-0067886**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00 Affiant Subscribed and sworn to before me, this 30th DAY OF June, 2016. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)

WARRANTY DEED

SRN16-0788

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Scott Gouge	Scott Gouge	
788 1st Avenue North	(NAME) 788 1st Avenue North	
(ADDRESS) Nashville, TN 37201-1073	(ADDRESS) Nashville, TN 37201-1073	082-14-0A.138-00-CO
(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 JULI K. LAMONT AND ROBERT A. LAMONT, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCOTT GOUGE AND LINDA A. GOUGE AND JOHN T. MYERS, 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 located in Davidson County, Tennessee, being Unit No. 788 of Riverfront Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Riverfront Condominiums of record in Instrument Number 20051221-0153160, as amended in Instrument No. 20051228-0155671, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Leslie C. Cohoon and wife, Barbara J. Cohoon by deed from Riverfront Condominium Partnership, a Tennessee general partnership of record in Instrument No. 20060425-0047173 Register's Office for Davidson County, Tennessee, dated April 21, 2006 and recorded on April 25, 2006.

Being the same property conveyed to Juli K. Lamont and Robert A. Lamont by Warranty deed from Leslie C. Cohoon, unmarried of record in Instrument No. 20141104-0101773 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 04, 2014.

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, Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20150402-0029055, Instrument No. 20090109-0002382, Instrument No. 20051216-0151344, Instrument No. 20061229-0161139, Book 2303, Page 437, Book 2098, Page 166, Book 1112, Page 881, Book 7228, Page 400, Book 2199, Page 537, Instrument Number 20160301-0019392; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 788 1st Avenue North, Nashville, Tennessee 37201-1073
(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 30th day of June, 2016.

Juli K. Lamont

Robert A. Lamont by Juli K. Lamont, Attorney-in-fact

Attorneys in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of June, 2016, before me personally appeared Juli K. Lamont 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 30th day of June, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of June, 2016, before me personally appeared Juli K. Lamont to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert A. Lamont and who acknowledged he/she/they executed the same as the free act and deed of the said Robert A. Lamont.

Witness my hand and official seal, this 30th day of June, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



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

True Copy Certification

I, Jamie Ivey, 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, Robyn Dubray, a notary public for this county and state, Jamie Ivey, 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: 02/21/2017

