THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16078347**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160066205 DEEDWARR
Recvd: 08/02/16 09:13 2 pgs
Fees:13.00 Taxes:666.00
20160802-0079451

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Derek Darmstaedter and Rachel Darmstaedter 1046 1ST AVENUE NORTH Nashville TN 37201-1058	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-14-0-A-027.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Michael Thurman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek Darmstaedter and Rachel Darmstaedter, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1046, RIVERFRONT CONDOMINIUMS, as shown of record in Exhibit "E" of Instrument No. 20060518-0058640, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Michael Thurman, unmarried by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, recorded on the 10th day of October, 2006 in Instrument No. 20061010-0125765, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Exhibit "E" of Instrument No. 20060518-0058640, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws recorded in 20090109-0002382.

Charter of Condominium Owners Association recorded at Instrument No. 20051216-0151344.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVERFRONT CONDOMINIUMS of record in Instrument No. 20051221-0153160 , as amended by instrument(s) of record in Instrument Nos. 20051228-0155671, 20060518-0058640, 20101129-0094655 and 20150402-0029055; also subject to easements, rights and interests 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 building thereon.

Easement for Broadband Communications, recorded in Instrument No. 20160301-0019392.

Easement for Sewer/Storm Drainage, recorded in Book 2098, Page 166, Book 7228, Page 400 and Book 11112, Page 881.

Easement for Maintenance (Sewer), recorded in Book 2098, Page 166.

Easement for Flowage, recorded in Book 2199, Page 537 and Book 2303, Page 437.

Subject to the flow of the Cumberland River.

Conveyance to Condominium Owners Association for Open Space/Common Areas recorded at Instrument No. 20061229-0161139.

Easement for the flow of the waters of the Cumberland River, and the rights of the public therein.

This is improved property located at 1046 1ST AVENUE NORTH Nashville TN 37201-1058

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2016.

John Michael Thurman by Josh Anderson Att'y in Fact

John Michael Thurman
By: Josh Anderson, 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, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for John Michael Thurman, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of July 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018