THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0331

Map-Parcel No. 082-14-0A 127.00

BILL GARRETT, Davidson County
Trans:T20160067154 DEEDWARR
Recvd: 08/04/16 08:45 3 pgs
Fees:18.00 Taxes:841.75
20160804-0080650

Property Address:
766 1st Ave. N., Nashville, TN 37201

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WARRANTY DEED

Send Tax Statements To:
Kathy J. Scariot
1746 Euclid Ave
Bowling Green, Ky 42103

Grantee's Name, Address:
Kathy J. Scariot
1746 Euclid Ave
Bowling Green, Ky 42103

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CYNTHIA A. GARVEY, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **KATHY J. SCARIOT, unmarried**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 766, 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, and amended in Instrument No. 20051228-0155671, further amended in Instrument No. 20060518-0058640, Register's Office for said County, to which plan reference is hereby made for a more complete description, 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 a placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, and amended in Instrument No. 20051228-0155671, further amended in Instrument No. 20060518-0058640, Register's Office for a more complete identification and description of such unit.

BEING the same property conveyed to CYNTHIA A. GARVEY, unmarried, by Warranty Deed from MEGAN A. MICHIE THOMPSON, married, dated 09/14/2007, and recorded on 09/24/2007, of record in Instrument No. 20070924-0113549, Register's Office for Davidson County, Tennessee.

The property conveyed herein was not the principal residence of the Grantor nor the Grantor's spouse.

This is improved property known as, 766 1st Ave. N., Nashville, TN 37201.

TO HAVE AND TO HOLD same unto Grantee, and unto her heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, her heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien not yet due and payable.

2. The Plan as shown as Exhibit "E" to the Master Deed of record in Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, said Register's Office for Davidson County, Tennessee.

3. By-Laws, as set forth therein Instrument No. 20090109-0002382, Register's Office for Davidson County, Tennessee.

4. Master Deed establishing a Horizontal Property Regime of 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 Davidson County, Tennessee.

5. Conveyance of Common Areas of record in Instrument No. 20061229-0161139, Register's Office for Davidson County, Tennessee.

6. TVA Easement of record in Book 2303, page 437, Register's Office for Davidson County, Tennessee.

7. Charter of Riverfront Condominium Owners' Association, Inc., of record in Instrument No. 20051216-0151344, Register's Office for Davidson County, Tennessee.

8. Sewer easement of record in Book 2098, Page 166, Book 1112, page 881, and Book 7228, page 400, Register's Office for Davidson County, Tennessee.

9. Easement granted USA by Nashville Gas Company of record in Book 2199, Page 537, Register's Office for Davidson County,

10. Easement to Comcast of Nashville, I, of record in Instrument No. 20160301-0019392, Register's Office for said County.

11. Memorandum of Lease with Web Service Company, Inc., of record in Book 11233, Page 552, Register's Office for Davidson County, Tennessee.

12. Subordination and Non-disturbance Agreement of record in Book 11405, Page 552, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 29th day of July, 2016.

Cynthia A Garvey

CYNTHIA A. GARVEY

STATE OF TENNESSEE
COUNTY OF

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **CYNTHIA A. GARVEY**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 29th day of July, 2016.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 2-18-19

STATE OF TENNESSEE
COUNTY OF

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $227,500.00 .

Affiant

SWORN TO and subscribed before me on this 29th day of July, 2016.

Notary Public

My Commission expires: 2-18-19

