Davidson County DEEDWARR
Recvd: 08/31/16 15:57 4 pgs
Fees:23.00 Taxes:736.30
20160831-0091653

WARRANTY DEED

27964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2016.

(Affix Seal) Notary Public

My Commission Expires: 12-6-2016

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William Travis Parham and wife, Tracy Shawn Parham	William Travis Parham and Tracy Shawn Parham	
2048 Breckenridge Drive	2048 Breckenridge Drive	Map/Parcel 82-14-A-139
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTY D. COOK, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto WILLIAM TRAVIS PARHAM AND WIFE, TRACY SHAWN PARHAM, hereinafter called the GRANTEES, their heirs 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. 790 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, Instrument No. 20060518-0058640 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 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 Christy D. Cook, unmarried, by Warranty Deed from Richard Lee Tillis, unmarried, dated April 18, 2008, of record in Instrument No. 20080428-0042957, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2016 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 82-14-A-139.
b. This conveyance is made subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to 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 building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051221-0153160, Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee.
c. Charter for Riverfront Homeowners' Association of record in Instrument No. 20051216-0151344, Register's Office for Davidson County, Tennessee.
d. Agreement for dedication of easement of record in Book 7228, page 400, Register's Office for Davidson County, Tennessee.
e. Title to that portion of the premises, if any, embraced within the high and low water mark of the Cumberland River.
f. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River
g. Easement granted USA in connection with Cheatham Lock and Dam Project on Cumberland River being known as Tracts M-1321 and M-1359-E, of record in Book 2303, page 437, Register's Office for Davidson County, Tennessee.
h. Easement for Lick Branch Sewer and easement for East Nashville Interceptor Sewer for the City's sewerage disposal system and plant as reserved in deed from City of Nashville to Alfred T. Levine, Trustee in Book 2098, page 166, Register's Office for Davidson County, Tennessee.
i. Easement to Comcast of Nashville I LLC of record in Instrument No., 20160301-0019392, Register's Office for Davidson County, Tennessee.
j. By-Laws of record in Instrument No. 20090109-0002382, Register's Office for Davidson County, Tennessee.
k. Agreement between City of Nashville and Phillips Kerrigan, Jr. as shown by decree of record in Minute Book 55, page 468, of the Third Circuit Court in connection with 72" internal diameter tunnel, Lick Branch outfall sewer, interceptor sewers and structures.
l. Easement granted USA by Nashville Gas Co., in Book 2199, page 537, Register's Office for Davidson County, Tennessee.
m. Easement for sanitary sewer and/or storm drainage in Book 11112, page 881, Register's Office for Davidson County, Tennessee.
n. Memorandum of Lease with Web Service Co., in Book 11233, page 522, Register's Office for Davidson County, Tennessee.
o. Subordination and Non-Distrubance Agreement in Book 11405, page 552, Register's Office for Davidson County, Tennessee.
p. All matters shown on the survey by William C. Cockrill, RLS No. 1401, dated March 9, 1999.
q. Quitclaim Deed conveying the common areas of record in Instrument No. 20061229-0161139, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 790 1st Avenue North, 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 GRANTEES, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 31st day of August, 2016:

Christy D. Cook

Christy D. Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Christy D. Cook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2016:

Notary Public

My commission expires: 12-16-2016

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

