39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160077430 DEEDWARR
Recvd: 09/02/16 15:42 2 pgs
Fees:13.00 Taxes:765.90
20160902-0092900

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$207,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August,2016

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/8/17
(AFFIX SEAL)

ANGELA Y. ROSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 082
Corey W. Blackburn	Bank of Tennessee	GROUP 14 0A
738 1st Avenue North	301 E. Center St.	PARCEL 113.00CO
Nashville, Tennessee 37201	Kingsport, TN 37660	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jack S. Holt, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Corey W. Blackburn, an unmarried man

Hereinafter called the grantees, their heirs and assigns, a 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. 738 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, 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 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, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jack S. Holt, unmarried, by deed from RIVERFRONT CONDOMINIUMS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20060908-0111124, dated August 31, 2006, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **738 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 we do covenant with the said GRANTEES 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 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 and official seal at office this 31st day of August, 2016.

Jack S. Holt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jack S. Holt, an unmarried man, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they 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: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027