(2)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20170008899 DEEDWARR
Recvd: 01/31/17 09:38 2 pgs
Fees:13.00 Taxes:913.90

20170131-0010073

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2017

Notary Public

MY COMMISSION EXPIRES: 4-19-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.,
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jarrod Imler	Ameris Bank	82-14A-37
(NAME)	(NAME)	
818 1st Avenue North	2000 Meridian Boulevard, Suite 270	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20163126

For and 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, **I, NICOLE HEIDEMANN, A MARRIED WOMAN,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JARROD IMLER AND AMY IMLER, HUSBAND AND WIFE,** 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. :

Land in Davidson County, Tennessee, being Unit No. 818, 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 of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20090109-0002382, and Instrument No. 20150402-0029055, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 said Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20090109-0002382, and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Nicole Heidemann, a married woman by deed from Nicholas Shane Bishop and Wilfred L. Bishop, Jr., dated March 15, 2013, of record in Instrument No. 20130319-0027068, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions and bylaws appearing of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20090109-0002382 and Instrument No. 20150402-0029055, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Warranty Deed of Flowage Easement of record in Book 2199, Page 537 and Book 2303, Page 437, said Register's Office.

Subject to Grant of Easement of record in Instrument No. 20160301-0019392, said Register's Office.

Subject to Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 7228, Page 400, said Register's Office.

Subject to Agreement for Dedication of Easement for Storm Drainage and/or Sanitary Sewers of record in Book 11112, Page 881, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 818 1st Avenue North, Nashville, TN 37201
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of January, 2017

Nicole Heidemann

Nicole Heidemann

Mark Smith by Nicole Heidemann Attorney in Fact

Mark Smith
by Nicole Heidemann, Attorney in Fact

STATE OF MASSACHUSETTS)
COUNTY OF MIDDLESEX)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nicole Heidemann, 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 27th day of January, 2017.

Richard James Portillo

Notary Public
My Commission Expires: July 22, 2022

RICHARD JAMES PORTILLO
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires on
July 22, 2022

STATE OF MASSACHUSETTS)
COUNTY OF MIDDLESEX)

Before me personally appeared Nicole Heidemann, 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 Mark Smith, and who acknowledged that she executed the same as the free act and deed of Mark Smith.

Witness my hand, at office, this 27th day of January, 2017.

Richard James Portillo

Notary Public
My Commission Expires: July 22, 2022

RICHARD JAMES PORTILLO
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires on
July 22, 2022