This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017030013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $249,000.00

BILL GARRETT, Davidson County
Trans:T20170035132 DEEDWARR
Recvd: 04/26/17 10:54 2 pgs
Fees:13.00 Taxes:921.30
20170426-0040936

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 24th day of April, 2017.

Affiant

Notary Public Exp-3-6-18

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Timothy Conner Bland		082-140A-041.00-CO
413 Chesterton Trail	New Owner	
Fort Wayne, IN 46825		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephanie S. Fox, Trustee of The KCJB Family Trust U/I dated November 16, 2015** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Conner Bland and wife, Kaitlyn M. Bland** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 906 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, Instrument No. 20060518-0058640 and Instrument No. 20150402-0029055, 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 Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Stephanie S. Fox, Trustee of the KCJB Family Trust, dated November 16, 2015 by 20151118-0116809 deed from Stephanie S. Fox of record in Instrument No. 20151118-0116809 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 18, 2015.

This is improved property known as **906 1st Avenue N., Nashville, TN 37201.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 24th day of April, 2017.

The KCJB Family Trust U/I dated November 16, 2015

Stephanie S. Fox, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Stephanie S. Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the sole Trustee of The KCJB Family Trust U/I dated November 16, 2015, the within named bargainor and that as such, executed the foregoing instrument for the purpose therein contained

Witness my hand and seal, this 24th day of April, 2017.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019