STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, is $244,000.00 (Two Hundred Forty Four Thousand).

AFFIANT

Subscribed to and sworn before me this 7th day of July, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: 12-01-20

(NOTARY SEAL)

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170059051 DEEDWARR
Recvd: 07/11/17 09:03 2 pgs
Fees:13.00 Taxes:902.80
20170711-0069442

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jon Mark Thompson and Paige Thompson 919 Winston Avenue Nashville, TN 37204	SAME	082140A00200CO

WARRANTY DEED

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, I/WE, **LISA DODGE GRAU AND SPOUSE, GARY RICHARD GRAU,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JON MARK THOMPSON AND WIFE, PAIGE THOMPSON,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRACT 1: Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 1080 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 Mater Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and 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 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 such Unit.

Being a portion of the property conveyed to Lisa Dodge Grau and spouse, Gary Richard Grau, by deed from About the House, LLC, a Tennessee limited liability Company, Lisa Dodge Grau being the sole member, of record in Instrument No. 20140609-0049928, Register's Office for Davidson County, Tennessee.

Being also known as 1080 1st Avenue North, Nashville, Tennessee 37201.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1080 1ST AVENUE NORTH** **NASHVILLE, TN 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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2017064594

WITNESS, this 7th day of July, 2017

Lisa Dodge Grau

Gary Richard Grau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of July, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa Dodge Grau and Gary Richard Grau** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 7th day of July, 2017.

Notary Public

Commission Expires: _____

JEFFREY M. GRISOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

LTSR Number:

GTE File: 2017064594