QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170066435 DEEDQC
Recvd: 08/02/17 12:33 2 pgs
Fees:12.00 Taxes:0.00

20170802-0078657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South,
Nashville, TN 37212

ADDRESS NEW OWNER AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP / PARCEL NUMBER(S)**
TLB1072, LLC	**New Owner**	
(NAME) **6320 Londonderry Ln.**	(NAME)	082-14-0A-019.00-CO
(ADDRESS) **Fort Wayne, IN 46835**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **TIMOTHY BLAND AND WIFE, LAURIE BLAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **TLB1072, LLC, AN INDIANA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF GRANTORS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1072 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 Timothy Bland and wife, Laura Bland by deed from Nancy Johnson Foster of record in Document Number 20170302-0020545, Register's Office for Davidson County, Tennessee.

This conveyance is subject to :

- Taxes for the year 2017, a lien not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to 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 for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums of record in Instrument No. 20051221-0153160, First Amendment in Instrument No. 20051228-0155671, Second Amendment in Instrument No. 20060518-0058640 and in Instrument No. 20150402-0029055 Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20090109-0002382, in the Register's Office for Davidson County, Tennessee.

- Conveyance of Common Areas of record in Instrument No. 20061229-0161139, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 2303, Page 437, in the Register's Office for Davidson County, Warranty Deed Tennessee.
- Sewer Easement(s) of record in Book 2098, Page 166, Book 1112, Page 881 and Book 7228, Page 400, in the Register's Office for Davidson County, Tennessee.
- Nashville Gas Easement of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20160301-0019392, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This instrument was prepared with information supplied by the Grantors. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as **1072 1st Avenue North, Nashville, Tennessee 37201.**

Witness my hand this 25th day of July, 2017

TIMOTHY BLAND

LAURIE BLAND

STATE OF IN
COUNTY OF Allen

On this the 25th day of July, 2017, before me personally appeared Timothy and Laurie Bland, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of July, 2017.

Notary Public
My Commission Expires:
(SEAL)

NOTARY PUBLIC SEAL INDIANA

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212