WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-DR-17-1076-H

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sunderland Properties LLC	**New Owner**	
(NAME) **7727 Sunderland Dr.**	Bill Garrett Davidson County Batch# 21154 **DEEDWARR** 11/02/2017 10:35:42 AM 2 pgs Fees: $13.00 Taxes: $961.63 20171102-0112488	**082-14-0A-021.00**
(ADDRESS) **Fort Wayne, IN 46835**		
(CITY) (STATE) (ZIP)	(CI	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH E. YAGER AND WIFE, MALINDA YAGER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUNDERLAND PROPERTIES LLC, A INDIANA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit 1076, RIVERFRONT CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20051221-0153160, as amended in Instrument Nos. 20051228-0155671, 20060518-0058640 and 20150402-0029055, in the Register's Office, DAVIDSON County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kenneth E. Yager and wife, Malinda Yager, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20101109-0090000, in the Register's Office of Davidson County, Tennessee, dated October 01, 2010 and recorded on November 09, 2010. (Value or consideration shown in aforementioned deed $72,000.00)

FOR INFORMATIONAL PURPOSES ONLY: Property also known as 1076 1st Avenue North, Nashville, TN 37201.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVERFRONT CONDOMINIUMS Condominium of record inInstrument No. 20051221-0153160, in the Register's Office of Davidson County, Tennessee , as amended by instrument(s) of record in Instrument Nos. 20051228-0155671, 20060518-0058640, and 20150402-0029055, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests 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 building thereon.
- Terms and provisions of by-Laws of Riverfront Condominium Owners Association, Inc. recorded in Instrument No. 20090109-0002382, in the Register's Office of Davidson County, Tennessee .
- Charter on Riverfront Condominium Owners Association, Inc. of record at Instrument No. 20051216-0151344, in the Register's Office of Davidson County, Tennessee.
- Easement recorded in Book 2098, Page 166, Book 2199, Page 537, Book 2303, Page 437, and Book 11112, Page 881, in the Register's Office of Davidson County, Tennessee.
- Agreements as set forth in instrument recorded in Minute Book 55, Page 468, Book 7228, Page 400, and Book 11405, Page 552, in the Register's Office of Davidson County, Tennessee.
- Conveyance to Homeowners Association of record at Instrument No. 20061229-0161139, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1076 1st Ave N., 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 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. 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/our hand(s) this the 31st DAY OF OCTOBER, 2017.

Kenneth Yager by John Gleaves, Attorney-In-Fact

Malinda Yager by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH E. YAGER AND MALINDA YAGER, and who acknowledged he/she/they executed the same as the free act and deed of the said KENNETH E. YAGER AND MALINDA YAGER.

Witness my hand and official seal, this the 31st of October, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212