RECORDING REQUESTED BY:
Bernard Rees

When recorded, mail this deed and tax statements to:

4301 Summer Hill Rd
Franklin TN 37064

Bill Garrett Davidson County
Batch# 29068 **DEEDWARR**
11/22/2017 10:52:01 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20171122-0119989

THIS SPACE FOR RECORDER'S USE ONLY:

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, we Bernie Rees and Wife, Kristine Rees, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bernard Rees and Kristine Rees, Trustees of the Rees Family Trust Dated September 29, 2017, **a REVOCABLE LIVING TRUST**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 846, 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 IN INSTRUMENT NO. 20060518-0058640, REGISTER'S OFFICE OF 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 CONDOMINIUM FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20051221-0153160 AND AMENDED IN INSTRUMENT NO. 20051228-0155671, AND SECOND AMENDMENT TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20060518- 0058640, SAID REGISTER'S OFFICE, FOR A MORE PARTICULARLY COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

This is an IMPROVED property known as 846 1st Ave North, Nashville, TN 37201

Map Parcel Number: 082-14-0A-087.00

Being the same property conveyed to Bernie Rees and Wife, Kristine Rees, by deed from Spencer J. Madell, a Married Man, Register's Office of Davidson County, State of Tennessee, Instrument Number 20130821-008812, Dated July 29, 2013 and Recorded August 21, 2013.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20051221-0153160, FIRST AMENDMENT MASTER DEED RECORDED AS INSTRUMENT NO. 20051228-0155871, SECOND AMENDMENT MASTER DEED RECORDED AS INSTRUMENT NO. 20060518-0058640; INSTRUMENT NUMBER 20090109-0002382; INSTRUMENT NUMBER 20061229-0161139; BOOK 7228, PAGE 400; BOOK 2303, PAGE 437; BOOK 2098, PAGE 166; BOOK 11112, PAGE 881; BOOK 11233, PAGE 522; BOOK 2199, PAGE 537; SAID REGISTER'S OFFICE; C) MINUTE BOOK 55, PAGE 468, OF THE THIRD CIRCUIT COURT, DAVIDSON COUNTY, TENNESSEE; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same as 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 GRANTEES, their heirs and assigns, against the lawful claims or all persons whosoever. 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 our hands this 3rd day of November 2017.

Bernie Rees

Kristine Rees

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of Tennessee)

) ss.

County of Williamson)

On November 3, 2017 before me, Lori K. Pierce, a notary public in and for said state, personally appeared **Bernie Rees and Kristine Rees**, personally known to me (or proved on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

LORI K. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

[NOTARIAL SEAL]

WITNESS my hand and official seal.

Lori K. Pierce

Notary Public

My commission expires: 2/13/19

Owner's Mailing Address:
Bernard Rees
4301 Summer Hill Rd
Franklin TN 37064

Property Address:
846 1st Ave N
Nashville TN 37201

Person or entity responsible for the payment of taxes:
Bernard Rees
4301 Summer Hill Rd
Franklin TN 37064

Prepared by:
Bernard Rees
4301 Summer Hill Rd
Franklin TN 37064