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 1st DAY OF December, 2017.

Notary Public
MY COMMISSION EXPIRES:
File No. G17-0171D

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

Bill Garrett Davidson County
Batch# 33291 DEEDWARR
12/05/2017 11:04:51 AM 2 pgs
Fees: $13.00 Taxes: $961.63

20171205-0123892

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew C. Bowen and Charles S. Shuckies (NAME)	~~NEW OWNER~~ (NAME) Ameris Bank	082-14-A-133.00-CO
778 1st Avenue North (STREET ADDRESS)	(STREET ADDRESS) 1125 Ocean Ave	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Lakewood, NJ 08701	

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 HEREBYACKNOWLEDGED, WE, **Roger D. Lovell and Victoria E. Lovell, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles S. Schuckies, an unmarried man and Andrew C. Bowen, an unmarried man, as tenants in common with right of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 778 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 # 20051221-0153160 and amended in Instrument No. 20051228-0155671, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with an 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 and amended in Instrument # 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Roger D. Lovell and Victoria E. Lovell, husband and wife from Riverfront Condominiums Partnership, a Tennessee general partnership, by Warranty Deed dated March 10, 2006, as Instrument No. 20060314-0029086, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. The premises herein 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; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverfront

Condominiums and recorded in Instrument # 200512210153160, 200512280155671, 200605180058640, 200901090002382,, 201011290094655, 201504020029055, Register's Office for Davidson County, Tennessee.

3. Agreement Easement Rights as recorded in Book 7915, Page 247, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewers/storm drainage as recorded in Book 11112, page 881, Register's Office for Davidson County, Tennessee.
5. Easement to USA as recorded in Book 2199, Page 537 and in Book 2303, page 437, Register's Office for Davidson County, Tennessee.
6. Easement for sewage disposal system and plant as recorded in Book 2098, page 166, Register's Office for Davidson County, Tennessee.
7. Memorandum of Lean to Web Service Company, Inc. as recorded in Book 11233, Page 522 and in Book 11405, page 552, Register's Office for Davidson County, Tennessee.
8. Flowage Easement as recorded in Book 2195, page 432, Register's Office for Davidson County, Tennessee.
9. Easement for storm sewers/sanitary sewers as recorded in Book 7228, page 400, Register's Office for Davidson County, Tennessee.
10. Charter of Homeowner's Association of record in Instrument # 200512160151344, Register's Office for Davidson County, Tennessee.
11. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
12. Common Area conveyed to Homeowner's Association of record in Instrument # 200612290161139, Register's Office for Davidson County, Tennessee.
13. Grant of Easement to Comcast of Nashville I, LLC as recorded in Instrument # 201603010019392, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 778 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 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 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 GRANTEES, 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.

Witness my/our hand(s) this 1st day of December, 2017.

X _____
Roger D. Lovell

December 01, 2017
Date

X _____
Victoria E. Lovell

December 01, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Roger D. Lovell and Victoria E. Lovell the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of December, 2017.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066