WARRANTY DEED

Bill Garrett Davidson County
Batch# 41059 DEEDWARR
12/27/2017 09:15:27 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20171227-0130912

J-BOT-17-0964-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19

(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS 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)
Timothy Conner Bland and Kaitlyn Bland	**New Owner**	
(NAME) **2353 Springside Lane Court #H**	(NAME)	**082-14-0A-102.00-CO**
(ADDRESS) **Indianapolis, IN 46260**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **THOMPSON PROPERTY INVESTMENT LLC, AN INDIANA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY CONNER BLAND, KAITLYN BLAND, HUSBAND AND WIFE,** 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:

M.

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 964 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 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 THE SAME PROPERTY CONVEYED TO MICHAEL THOMPSON, UNMARRIED BY WARRANTY DEED FROM RIVERFRONT CONDOMINIUMS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20060920-0116595 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 15, 2006 AND RECORDED ON SEPTEMBER 20, 2006. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $176,900.00.)BEING THE SAME PROPERTY CONVEYED TO THOMPSON PROPERTY INVESTMENTS LLC, AN INDIANA LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM MICHAEL THOMPSON, MARRIED OF RECORD IN INSTRUMENT NO. 20171026-0109713 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 23, 2017 AND RECORDED ON OCTOBER 26, 2017. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $285,000.00.) BEING ALSO KNOWN AS 964 1ST AVENUE N NASHVILLE, TENNESSEE 37201.

Being the same property conveyed to Michael Thompson, unmarried by Warranty deed from Riverfront Condominiums Partnership, a Tennessee general partnership of record in Instrument No. 20060920-0116595 Register's Office for Davidson County, Tennessee, dated September 15, 2006 and recorded on September 20, 2006. (Value of consideration shown in aforementioned deed $176,900.00.)

Being the same property conveyed to Thompson Property Investments LLC, an Indiana Limited Liability Company by Warranty deed from Michael Thompson, married of record in Instrument No. 20171026-0109713 Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on October 26, 2017. (Value of consideration shown in aforementioned deed $285,000.00.) Being also known as 964 1st Avenue N Nashville, Tennessee 37201.

This conveyance is subject to:
• Taxes for the year 2018, a lien, but not delinquent.
• By-Laws of record in Instrument No. 20090109-0002382, in the Register's Office for Davidson County, Tennessee.
• Charter of HOA of record in Instrument No. 20051216-0151344, 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, 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 to Comcast of Nashville I, LLC of record in Instrument No. 20160301-0019392, in the Register's Office for Davidson County, Tennessee.
• Agreement between city of Nashville and Phillip Kerrigan, Jr of record in Book 55, Page 468, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Lease with Web Service Company, Inc of record in Book 11233, Page 522, in the Register's Office for Davidson County, Tennessee.
• Subordination and Non-Disturbance Agreement of record in Book 11405, Page 552, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **964 1st Avenue 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 21st DAY OF DECEMBER, 2017.

Thompson Property Investment LLC

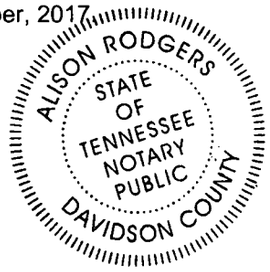
BY:_____
John Gleaves
Authorized Agent

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 described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of THOMPSON PROPERTY INVESTMENT LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of December, 2017.

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



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