Bill Garrett Davidson County
Batch# 43739 DEEDWARR
01/03/2018 10:20:34 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20180103-0000824

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Elizabeth H. Willis
Affiant

Subscribed and sworn to before me, this 29th day of December, 2017.

Emily Betts
Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Traci Johnson	**New Owner**	**082-14-0-A-068.00CO**
928 1st Avenue N.		
Nashville, TN 37201		

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,

Kyle Grizzell and Emily Grizzell f/k/a Emily Foreman, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Traci Johnson, a married woman

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:

Land in Davidson County, Tennessee, being Unit No. 928 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 Emily Foreman, unmarried, by Warranty Deed, from Riverfront Condominiums Partnership, dated June 16, 2006, of record in Instrument No. 20060620-0073458, Register's Office for Davidson County, Tennessee. Emily Foreman has since married and is now known as Emily Grizzell.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Charter for HOA of record in Instrument No. 20051216-0151344, Register's Office for DAVIDSON County, Tennessee.
Sewer Agreement in Minute Book of record in Book 55, Page 468, Register's Office for DAVIDSON County, Tennessee.
Memorandum of Lease of record in Book 11233, Page 522, Register's Office for DAVIDSON County, Tennessee.
Easement to Nashville Gas Co. of record in Book 2199, Page 537, Register's Office for DAVIDSON County, Tennessee.
Flowage Easement to USA of record in Book 2195, Page 432, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement of record in Book 7228, Page 400, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 11112, Page 881, Register's Office for DAVIDSON County, Tennessee.
Easement to USA for Lock and Dam Project of record in Book 2303, Page 437 and Book 2303, Page 442, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of Nashville I. LLC of record in Instrument No. 20160301-0019392, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20051221-0153160, amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20101129-0094655 and Instrument No. 20150402-0029055, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Instrument No. 20051221-0153160, amended in Instrument No. 20090109-0002382, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 928 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 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. 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 29th day of December, 2017.

Kyle Grizzell

Emily Grizzell

STATE OF Tennessee
COUNTY OF Blount

Personally appeared before me, a Notary Public of said County and State, Kyle Grizzell and Emily Grizzell, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2017.

Notary Public

My Commission Expires: 2-27-21

JACQUIE WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

File #: **170667SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027