Bill Garrett Davidson County
Batch# 75284 DEEDWARR
04/02/2018 11:16:37 AM 2 pgs
Fees: $13.00 Taxes: $964.96
20180402-0030165

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2018

Notary Public: Rebecca Shukis

MY COMMISSION EXPIRES: (AFFIX SEAL) 12/15/21

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC.,
1415 North Jackson Street Tullahoma, TN 37388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Howell Family Trust	Howell Family Trust	Map 082
768 1st Ave. N	10962 Pelican Way	Group 14-0-A
Nashville, TN 37201	College Grove, TN 37046	Parcel 128.00CO

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

Victoria Gandara Hinson, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Howell Family Trust

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 768 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, 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, said Register's Office, for a more complete identification and description of such Unit.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Victoria G. Hinson by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, dated March 21, 2006 and filed March 23, 2006 of record in Instrument # 20060323-0033186, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book , Page , Register's Office for said County.

Right of Way Easement to USA for Lock & Dam Project of record in Book 2303, Page 437 & 442, Register's Office said County.

Flowage Easement to USA of record in Book 2195, Page 432, Register's Office said County.

Right of Way Easement to Nashville Gas Co. of record in Book 2199, Page 537, Register's Office said County.

Easement to Comcast of Nashville, LLC of record in Instrument #20160301-00129392, Register's Office said County.

Sewer Easement of record in Book 2098, Page 166, Register's Office said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Instrument #20051221-0153160 & amended 20051228-0155671, 20060518-0058640, 20101129-0094655 & in 20150402-00229055, said Register's Office.

All terms and provisions of the Homeowners Association, of record in Instrument 20051216-0151344 and in 20051221-0153160 and amended in 20090109-0002382, said Register's Office.

Sewer & Drainage Easement of record in Book 1112, Page 881 and also in Book 7228, Page 400, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 768 1st Ave. N, 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. 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 hand this 21st day of March, 2018.

Victoria Gandara Hinson

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria Gandara Hinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN, on the 21st day of March, 2018.

My commission expires: 7/2/2018

Notary: 7/2/2018 Michelle E.C. Hinson

MICHELLE E. C. HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

(18-9514-02T.PFD/18-9514-02T/7)