Bill Garrett Davidson County
Batch# 76054 DEEDWARR
04/03/2018 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $933.14
20180403-0031366

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $252,200.00. Jodi M. Wilkinson Affiant Subscribed and sworn to before me, this 3rd day of April, 2018. Notary Public My Commission Expires: 9/7/2021

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Gregory Chase Wilkinson and Jodi M. Wilkinson, Trustees of the Wilkinson Revocable Living Trust 1769 Forsyth Park Dr. Brentwood, TN 37027	NEW OWNER	082140A064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE H. GWYN, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GREGORY CHASE WILKINSON AND JODI M. WILKINSON, TRUSTEES OF THE WILKINSON REVOCABLE LIVING TRUST DATED MARCH 20, 2018**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, , being Unit No. 836 as specified on the Plat shown on 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 in Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment to Master Deed of record in Instrument No. 20060518-0058640, and at Instrument No. 20150402-0029055, 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 appurtenance 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 in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment to Master Deed of record in Instrument No. 20060518-0058640, and at Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Catherine H. Gwyn, by deed dated May 15, 2006, from Riverfront Condominium Partnership, a Tennessee general partnership, of record in Instrument No. 20060515-0056819, Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the primary residence of the Grantor herein or her spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed and By-Laws establishing a Horizontal Property Regime of Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment to Master Deed of record in Instrument No. 20060518-0058640; Instrument No. 20090109-0002382; and at Instrument 20101129-0094655 and at Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee,.

3. Easements for sanitary sewer and/or storm drainage of record in Book 7228, page 400 and Book 11112, page 881, Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease entered into by and between Riverfront Partnership, L.P., d/b/a Riverfront Apartments, Lessor and Web Service Company, Inc., Lessee, dated April 23, 1998, of record in Book 11233, page 522, Register's Office for Davidson County, Tennessee.

5. Agreement between City of Nashville and Phillip Kerrigan, Jr., as shown by decree of record in Minute Book 55 page 468, of the Third Circuit Court in connection with 72" internal diameter tunnel, Lick Branch outfall sewer, interceptor sewers and structures.

6. An easement retained in the Deed from City of Nashville, of record in Book 2098, page 166, Register's Office for Davidson County, Tennessee.

7. Easement granted by USA by Nashville Gas Company of record in Book 2199, page 537, Register's Office for Davidson County, Tennessee.

8. Flowage easement to United States of America, of record in Book 2303, page 437, Register's Office for Davidson County, Tennessee.

9. Subject to the high and lower watermarks of Cumberland River.

10. Rights of others in and to the common elements.

This is improved property known as: **836 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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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.

WITNESS my hand this 3rd day of April, 2018.

Catherine H. Gwyn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHERINE H. GWYN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of April, 2018.

JONNA HALL
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10-14-2019

723530.1/200736

True Copy Certification

I, William T. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

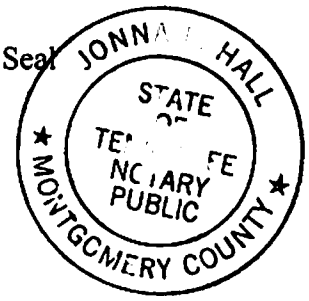
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, William T. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



722337.1/2010969