THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180215156** Bill Garrett Davidson County Batch# 77283 DEEDWARR 04/09/2018 10:32:30 AM 3 pgs Fees: $18.00 Taxes: $998.63 20180409-0033126	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,900.00. Alyna Rayne Affiant Subscribed and sworn to before me, this 2nd day of April, 2018. Notary Public My Commission Expires: 5/30/21 ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Amanda K. Evans and Colin M. Dalby 6741 Pleasant Gate Lane College Grove, TN 37046	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08214-0A-006.00CO

*AKA Amanda Kay Evans

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nashville's Sweet Spot - a Series of IT Realty, LLC, a Tennessee series limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda K. Evans*** **and Colin M. Dalby, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 1088 as specified on the Plat shown in Master Deed, on the Plan of Riverfront Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, in Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument Number 20051228-0155671 and in Instrument Number 20060518-0058640, and in Instrument Number 20090109-0002382, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements 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 in Exhibit "E" to the Second Amendment to the Master Deed of record in Instrument Number 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Quitclaim Deed from Ilya Toshinskiy to Nashville's Sweet Spot - a Series of IT Realty, LLC, a Tennessee series limited liability company, as recorded on the 6th day of February, 2018 in Instrument No. 20180206-0012166; Warranty Deed from Sell Your House in 9 Days, Inc., to Ilya Toshinskiy, as recorded on the 1st day of September, 2016 in Instrument No. 20160901-0092166; Warranty Deed from Brett D. Bryan, unmarried to Sell Your House in 9 Days, Inc., as recorded on the 30th day of June, 2016 in Instrument No. 20160630-0066876 and Warranty Deed from Superior Properties and Investments, LLC to Brett D. Bryan, as recorded on the 15th day of October, 2010 in Instrument No. 20101015-0082652, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Instrument No. 20051221-0153160, as amended by instrument(s) of record in Instrument Nos. 20051228-0155671; 20060518-0058640; 20090109-0002382 and 20150402-0029055; also subject to easements, rights and interests 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.

Easement for USA, recorded in Book 2199, Page 537.

Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20160301-0019392.

This is improved property located at 1088 1ST AVENUE NORTH Nashville TN 37201-1016

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2018.

Nashville's Sweet Spot – a Series of IT Realty, LLC.

By: _____
Ilya Toshinskiy, Sole Member

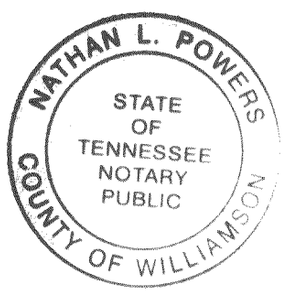
STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ilya Toshinskiy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Nashville's Sweet Spot – a Series of IT Realty, LLC a Tennessee Series Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 2nd day of April, 2018.

Nathan L. Powers
Notary Public

my commission
expires: 01/17/21



True Copy Certification

I, Alyssa Rayne, 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 Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

