| | |
|---|---|
| Return To: Perrone & Young<br>109 Westpark Drive<br>Suite 330<br>Brentwood, TN 37027 | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $318,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 20th day of April, 2018<br><br>Notary Public<br>My commission expires: 10-3-2020<br>(AFFIX SEAL) |

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
**Gregory S. Perrone, PC, Attorney At Law**
**109 Westpark Drive, Suite 330, Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Wilkinson Revocable Living Trust** | Jodi Wilkinson | **082-14-0A-074.00CO** |
| **940 1st Avenue N** | 1769 Lorsyth Park Drive | Bill Garrett Davidson County<br>Batch# 83540 **DEEDWARR**<br>04/23/2018 09:05:10 AM 2 pgs<br>Fees: $13.00 Taxes: $1,176.60 |
| **Nashville, TN 37201** | Brentwood, TN 37027 | 20180423-0037748 |

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,

**Mahoney Properties, LLC, a Florida limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 940 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 and 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 and 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 MAHONEY PROPERTIES, LLC, by deed from MITCH KINDER DEVELOPMENT, LLC, of record in Instrument No. 20150428-0038072, dated April 29, 2015, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **940 1st Avenue 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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 20th day of April, 2018.

**Mahoney Properties, LLC**

**By: Jonathan W. Shirley**
**Its Duly Authorized Agent**

**State of Florida**
**County of** Orange

Personally appeared before me, a notary public in and for the state and county aforementioned, Jonathan W. Shirley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Mahoney Properties, LLC, a Florida limited liability company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 19th day of April, 2018

**Notary Public**
**My Commission Expires:**

TERRI JANE MONGIELLO
MY COMMISSION EXPIRES
MARCH 18, 2022
#GG 161947
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA