Bill Garrett Davidson County
Batch# 94274 DEEDWARR
05/18/2018 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180518-0047686

This instrument was prepared by: AND RETURN TO
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018040016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $325,000.00

GREGORY P REICHART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2022

Sworn to and subscribed before me this 15th day of May, 2018.

Affiant

Notary Public

Address of New Owner:
Thomas M. Swett
P.O. Box 1032
Murfreesboro, TN 37133-1032

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
M/P 082-140A-030.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **1204A Sigler LLC a TN limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas M. Swett, an unmarried man and Derrick Justin Vari, an unmarried man** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 804 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, 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. 20051228-155671, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to 1204A Sigler LLC by Warranty deed from Lori Beth Roberts now known as Lori Beth Hamel, Married of record in Instrument No. 20151016-0105250 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 16, 2015.

This is improved property known as **804 1st Avenue North, Nashville, TN 37201.**

This conveyance is made subject to: Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this X14th day of May, 2018.

1204A Sigler, LLC, a TN limited liability company

BY: X _____, Member
Doug Mark, Member

State of California
County of Los Angeles

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Doug Mark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member and the duly authorized signatory of 1204A Sigler, LLC, a TN limited liability company, the within named bargainor, and that as such and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of the limited liability company as a Member and the duly authorized signatory of 1204A Sigler, LLC, a TN limited liability company.

Witness my hand and seal, this 14 day of May, 2018.

_____
Notary Public
My Commission Expires: 4/21/2020

AFSHIN KHODDAM
Commission # 2147440
Notary Public - California
Los Angeles County
My Comm. Expires Apr 21, 2020

True Copy Certification

I, Penny Y. Ray, 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, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

