QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 119400 DEEDQC
07/23/2018 03:33:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180723-0071734

State of Tennessee]
County of Davidson]

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF JULY, 2018.

NOTARY PUBLIC

My Commission Expires: 5/22/2019

CLIFTON CHAD WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Slone & Vrablik PLLC, 210 Louise Ave. Ste. 206, Nashville, TN 37203

This document has been prepared at the request of the Grantee. No legal opinion has been given. The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no lability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore, no representation is made by the preparer as to the status of the title to the property conveyed, nor compliance with any applicable regulations. Preparer assumes no lability as to the state of the title of the property, unless a separate title opinion is furnished to the grantee(s), and then only to the extent of the state of the title to the property as set forth in the title opinion.

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
836 1ST AVENUE NORTH, LLC A DESIGNATED SERIES OF SERVICE BNA, LLC C/O WATERFORD TAX GROUP 105 WESTPARK DR STE 190 BRENTWOOD, TN 37027-5010	SAME	082140A064.00

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Gregory Chase Wilkinson and Jodi M. Wilkinson, Trustees of the Wilkinson Revocable Living Trust Dated March 20, 2018**, hereafter called the Grantor, do hereby convey, transfer, remise, release, relinquish and quitclaim unto **836 1st Avenue North, LLC, a designated series of Service BNA, LLC, a Tennessee limited liability company**, hereafter called the Grantee, its successors and assigns, all of Grantors' right, title and interest in and to 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. 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 11E11 to the Master Deed of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0 I 55671, 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 The Wilkinson Revocable Living Trust Dated March 20, 2018 by warranty deed dated April 3rd, 2018 from Catherine H. Gwynn, of record in Instrument No. 20180403-0031366, recorded with the Davidson County Register of Deeds. Being also the same property conveyed to Catherine H. Gwyn, by deed dated May I 5, 2006, from Riverfront Condominium Partnership, a Tennessee general partnership, of record in Instrument No. 20060515-00568 I 9, recorded with the Davidson County Register of Deeds.

This conveyance is made subject to:

1. 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.
2. 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.
3. 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, I 998, of record in Book 11233, page 522, Register's Office for Davidson County, Tennessee.
4. 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 7211 internal diameter tunnel, Lick Branch outfall sewer, interceptor sewers and structures

5. An easement retained in the Deed from City of Nashville, of record in Book 2098, page 166, Register's Office for Davidson County, Tennessee.
6. Easement granted by USA by Nashville Gas Company of record in Book 2199, page 537, Register's Office for Davidson County, Tennessee.
7. Flowage easement to United States of America, of record in Book 2303, page 437, Register's Office for Davidson County, Tennessee.
8. Subject to the high and lower watermarks of Cumberland River.
9. Rights of others in and to the common elements.

This is improved property known as **836 1st Avenue North, Nashville, TN 37201.**

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 10th day of June, 2018.

Gregory Chase Wilkinson,
as Trustee of
THE WILKINSON REVOCABLE LIVING
TRUST DATED MARCH 20, 2018, Grantor

Jodi M. Wilkinson, Trustee
as Trustee of
THE WILKINSON REVOCABLE LIVING
TRUST DATED MARCH 20, 2018, Grantor

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory Chase Wilkinson and Jodi M. Wilkinson, each of whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who each acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my official hand and seal, this 10 day of June, 2018.

CLIFTON CHAD WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 5/22/2019