Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$265,000.00~~ 260,000.00

Affiant

Subscribed and sworn to before me this 26th day of October, 2018.

Notary Public
My commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Karen Y Johnson Davidson County
Batch# 154778 DEEDWARR
10/29/2018 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20181029-0106876

Address of New Owner:	Send Tax Bills to:	Tax Information
Christy Velardi Molasky 1117 Trophy Hills Dr. Las Vegas, NV 89134	Same	082 14 0A 119.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Justin Wayne Smith, a single man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Christy Velardi Molasky, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit Number 750 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 recorded under Instrument Number 20051221—0153160, as amended in Instrument Number 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 the 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 Number 20051228-0155671, as amended in Instrument Number 20051228—0155671, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Justin Wayne Smith by Special Warranty Deed from Fannie Mae A/K/A Federal Nation Mortgage Association filed April 19, 2013, as Instrument No. 20130419—0039059, in the Register's Office for Davidson County, Tennessee. Justin Wayne Smith conveyed interest to Justin Wayne Smith, Ralph Wayne Smith and Jenelle M. Smith as joint tenants with right of survivorship of record in Instrument No. 20140911-0083198 Register's Office for Davidson County, Tennessee. Ralph Wayne Smith and Jenelle M. Smith conveyed their interest to Justin Wayne Smith by quitclaim deed of record in Instrument No. 20180912-0090672 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Riverfront Condominiums in Master Deed of record in Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640 and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee.

3. Charter for Riverfront Condominiums Owners' Association of record in Instrument No. 20051216-0151344 Register's Office for Davidson County, Tennessee.

4. ByLaws of record in Instrument No. 20090109-0002382 Register's Office for Davidson County, Tennessee.

This property is improved property known as 750 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 26th day of October, 2018.

Justin Wayne Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of October, 2018, before me personally appeared Justin Wayne Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of October, 2018.

Notary Signature
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY