WARRANTY DEED

J-MP-19-802-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Todd Pembroke and Jennifer Lynn Pembroke	**New Owner**	
(NAME) **625 Palisades Court**	Karen Johnson Davidson County Batch# 209779 **DEEDWARR** 03/25/2019 03:24:14 PM 2 pgs Fees: $13.00 Taxes: $1,054.50 20190325-0026926	**082-14-0A-029.00**
(ADDRESS) **Brentwood, TN 37027**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA DODGE GRAU AND GARY RICHARD GRAU, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL TODD PEMBROKE AND JENNIFER LYNN PEMBROKE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a condominium apartment in Davidson County, Tennessee, being unit No. 802 as specified on the plat shown in the Master Deed on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title66, 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, as amended in Instrument No. 20051228-0155671 and 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 herby made to the plan of Riverfront Condominiums for placement of Units; as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Lisa M. Dodge, unmarried, by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, of record in Instrument No. 20060831-0107447, in the Register's Office of Davidson County, Tennessee, dated August 29, 2006 and recorded on August 31, 2006.

Being the same property conveyed to About the House, LLC, by Quit Claim Deed from Lisa Dodge, of record in Instrument No. 20070824-0101910, in the Register's Office of Davidson County, Tennessee, dated August 01, 2007 and recorded on August 24, 2007.

Being the same property conveyed to Lisa Dodge Grau and husband, Gary Richard Grau, by Quit Claim Deed from About The House, LLC, of record in Instrument No. 20140609-0049928, in the Register's Office of Davidson County, Tennessee, dated June 05, 2014 and recorded on June 09 2014.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Riverfront Condominiums Condominium of record inInstrument No. 20051221-0153160 , as amended by instrument(s) of record in Instrument No. 20051228-0155671, 20060518-0058640, 20090109-0002382, 20101129-0094655 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **802 1st Ave N, Nashville, Tennessee 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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 the 22nd DAY OF MARCH, 2019.

Lisa Dodge Grau

Gary Richard Grau by Lisa Dodge Grau, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lisa Dodge Grau, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Gary Richard Grau and acknowledged that he/she executed the same as the free act and deed of the said Gary Richard Grau, said Power of Attorney is recorded in Instrument No. 20190325-0026925, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 20th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: _____

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212