This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191659B **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$386,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 12th day of April, 2019. Notary Public My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 12th day of April, 2019, among:

RENAISA S. ANTHONY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

934 1ST AVENUE N LLC, A DESIGNATED SERIES OF SERVICE BNA, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 934 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 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, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Renaisa S. Anthony by Warranty deed from Riverfront Condominiums Partnership, a Tennessee General Partnership of record in Instrument No. 20060803-0095019 Register's Office for Davidson County, Tennessee, dated July 31, 2006 and recorded on August 03, 2006.

Being also known as 934 1st Ave N Nashville, Tennessee 37201.

Karen Johnson Davidson County
Batch# 219470 **DEEDWARR**
04/18/2019 09:47:06 AM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20190418-0035773

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

RSA by MO 4/12/19

Renaisa S. Anthony

State of ~~Tennessee~~ LA
County of Orleans

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

Witness my hand and official seal this 12th day of April, 2019.

SMSchoenfeld

Notary Public
My Commission Expires: Upon Death

Stephen Michael Schoenfeld NOTARY PUBLIC State Bar No. STEPHEN M. SCHOENFELD NOTARY PUBLIC STATE OF LOUISIANA BAR ROLL NO.

Owner Name & Property Address:

Name: Service BNA LLC
Address: 1769 Forsyth Park Dr
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: Service BNA LLC
Address: 1769 Forsyth Park Dr
City, State, Zip: Brentwood, TN 37027

Tax ID: 082-14-0A-071.00-CO