WARRANTY DEED

Karen Johnson Davidson County
Batch# 231701 DEEDWARR
05/17/2019 03:25:39 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20190517-0046940

G-BR-19-1016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

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)
James D. Allen	**New Owner**	
(NAME) **1016 1st Ave N**	(NAME) P. O. Box 309	**082-14-0A-080.00-CO**
(ADDRESS) **Nashville, TN 37201**	(ADDRESS) Portland, TN 37148	
(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, **JAMES M. ADCOX, III, TRUSTEE OF THE JJ PROPERTIES TRUST, DATED JULY 05, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES D. ALLEN, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 1016 of the Riverfront Condominiums, as established by Master Deed of record in Instrument Number 20051221-0153160, First Amendment in Instrument Number 20051228-0155671, Second Amendment in Instrument Number 20060518-0058640, and in Instrument No. 20150402-0029055, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Culclasure, unmarried and James A. Covington, unmarried by Warranty deed from William M. Hagewood, unmarried of record in Instrument No. 20150714-0068632 Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 14, 2015.

Being the same property conveyed to James M. Adcox, III, Trustee of the JJ Properties Trust, dated July 05, 2017 by Quitclaim deed from John W. Culclasure, unmarried, and James A. Covington, unmarried of record in Instrument No. 20170710-0068962 Register's Office for Davidson County, Tennessee, dated July 05, 2017 and recorded on July 10, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1016 1st Ave N Nashville, Tennessee 37201.

This conveyance is subject to:

- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums of record in Instrument Number 20051221-0153160, First Amendment in Instrument Number 20051228-0155671, Second Amendment in Instrument Number 20060518-0058640, and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20051216-0151344, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 2303, Page 437, in the Register's Office for Davidson County, Tennessee.
- Sewer Easements of record in Book 2098, Page 166, Book 1112, page 881 and Book 7228, page 400, in the Register's Office for Davidson County, Tennessee.
- Nashville Gas Easement of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument Number 20061229-0161139, in the Register's

Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20090109-0002382, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1016 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 15th DAY OF MAY, 2019.

James M. Adcox, III, Trustee of The JJ Properties Trust, dated July 05, 2017

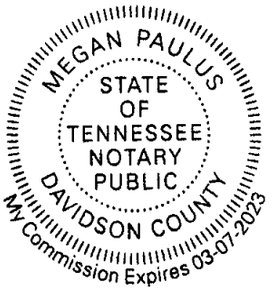
BY: James M. Adcox III, Trustee
James M. Adcox, III
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. ADCOX, III, TRUSTEE of JAMES M. ADCOX, III, TRUSTEE OF THE JJ PROPERTIES TRUST, DATED JULY 05, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of May, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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