**Name and Address of New Owner:**
Chris Danelz and Cindy Danelz
804 1st Ave N
Nashville, TN 37201

**Send Tax Statements To:**
New Owners

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-19071108

**Map and Parcel:** 082 14 0A 030.00

Karen Johnson Davidson County
Batch# 263544 DEEDWARR
07/29/2019 01:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,600.25
20190729-0074434

# WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas M Swett, an unmarried man, and Derrick Justin Vari, an unmarried man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Danelz and Cindy Danelz, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, 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. 804 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, or record under Instrument No. 20051221-0153160 and amended in Instrument No. 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 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. 20051228-155671, said Register's Office, for a more complete identification and description of such Unit.**

**Being the same property conveyed to Thomas M. Swett, an unmarried man and Derrick Justin Vari, an unmarried man, by Warranty Deed filed for record on May 18, 2018 in Instrument Number 20180518-0047686, of the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the following: Master Deed Establishing Riverfront Condominiums of record in Instrument Number 20051221-0153160 and as amended in Instrument Number 20051228-0155671, Instrument Number 20060518-0058640 and Instrument Number 20150402-0029055; Amendment to ByLaws of Riverfront Condominium Owners' Association, Inc. of record in Instrument Number 20090109-0002382; Warranty Deed of Flowage Easement to USA of record in Book 2303, page 437 and Minute Book 55, page 468; All matters including but not limited to sewer easements set out in Book 2098, page 166; Warranty Deed and Flowage Easement with Nashville Gas Company of record in Book 2199, page 537; Quitclaim Deed to HOA for Open Space or Common Areas of Riverfront Condominiums of record in Instrument Number 2006122+-0161139; HOA Charter of record in Instrument Number 20051216-0151344; Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers if record in Book 7228, page 400 and Book 11112, page 881; All matters of Memorandum of Lease to Web Service Company, Inc. regarding laundry facilities in Book 11233, page 522; Restrictive Covenants running with the land of The Metropolitan Development and Housing Agency in the Phillips-Jackson Street

Redevelopment District of record in Book 9183, page 130, Book 11625, page 280, Instrument Number 20020425-0051069, Instrument Number 201309030092714 and Instrument Number 20130903-0092717; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20160301-0019392; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 804 1st Ave N, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand this 26th day of July, 2019.

Thomas M Swett

Derrick Justin Vari

State of Tennessee

County of Rutherford

Personally appeared before me, Thomas M Swett and Derrick Justin Vari with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th of July, 2019.

ANGELA HOWARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Notary Public
My Commission Expires: 5/22/22

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $432,500.00.

Affiant Signature

Subscribed and sworn to before me, this 26th day of July, 2019.




Notary Public
My Commission Expires: 4.17.23

# True Copy Certification

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

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah Carter

Notary's Signature

My Commission Expires: 5-23-23

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY