WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

B-VRES-19-748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(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)
Dawn Michelle Galas	**Broker Solutions, Inc. DBA New American Funding**	
(NAME)	(NAME)	**082-14-0A-118.00-CO**
2533 153rd Lane NW	**14511 Myford Road**	
(ADDRESS)	(ADDRESS)	
Andover, MN 55304	**Tustin, CA 92780**	
(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, **MOORE ADVENTURES, LLP, A TENNESSEE LIMITED LIABILITY PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAWN MICHELLE GALAS, A SINGLE WOMAN,** 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 certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 748 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, 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 Moore Adventures, LLP by Warranty deed from David C. Drummond, unmarried of record in Instrument No. 20180831-0086500 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on August 31, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums of record in Instrument Number 20051221-0153160, First Amendment to Master Deed of record in Instrument No. 20051228-0155671 and Second Amendment to Master Deed of record in Instrument No. 20060518-0058640 and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee.
- By-Laws of Riverfront Condominium Owner's Association, Inc. of record in Instrument Number 20090109-0002382, in the Register's Office for Davidson County, Tennessee.
- Charter of Riverfront Condominium Owners' Association, Inc. of record in Instrument Number 20051216-0151344, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas and open space to Riverfront Condominium Owners' Association, Inc. of record in Instrument Number 20061229-0161139, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 7228, Page 400, in the Register's Office for Davidson County, Tennessee.
- Easement granted to USA by Phillip Kerrigan, Jr. and wife, being two in number, in connection with Cheatham Lock and Dam Project on Cumberland River being known as Tracts M-1321-E and M-1359-E of record in Book 2303, Page 437, in the Register's Office for Davidson County, Tennessee.
- Easement for Lick Branch Sewer and Easement for East Nashville Interceptor Sewer for the City's sewage disposal system and plant, as reserved in deed from City of Nashville to Alfred T. Levine, Trustee of record in Book 2098, Page 166, in the Register's Office for Davidson County, Tennessee.
- Agreement between City of Nashville and Phillip Kerrigan, Jr., as shown by decree of record in Minute Book

Karen Johnson Davidson County
Batch# 307169 DEEDWARR
10/28/2019 02:56:11 PM 2 pgs
Fees: $13.00 Taxes: $1,119.25
20191028-0110392

Warranty Deed

55, Page 468, of the Third Circuit Court in connection with 72" internal diameter tunnel, Lick Branch outfall sewer, interceptor sewers and structures.
• Easement granted to USA by Nashville Gas Company of record in Book 2199, Page 537, Register's Office for Davidson County, Tennessee, in connection with Cheatham Lock and Dam Project on Cumberland River known as Tract No. M-1322-E.
• Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11112, Page 881, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Lease with Web Service Company, Inc. of record in Book 11233, Page 522, in the Register's Office for Davidson County, Tennessee.
• Subordination and Non-Disturbance Agreement of record in Book 11405, Page 552, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20160301-0019392, in the Register's Office for Davidson County, Tennessee.
• Sewer Easement of record in Book 1112, Page 881, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **748 1st Avenue 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 21st DAY OF OCTOBER, 2019.

MOORE ADVENTURES, LLP

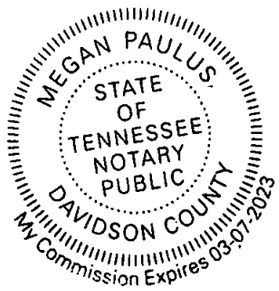
BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, signing for MOORE ADVENTURES, LLP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of MOORE ADVENTURES, LLP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of October, 2019.

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



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