THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190923012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,600.00.

Affiant

Subscribed and sworn to before me, this 5th day of November, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

Karen Johnson Davidson County
Batch# 312827 DEEDWARR
11/07/2019 01:11:52 PM 2 pgs
Fees: $13.00 Taxes: $1,667.22
20191107-0115226

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy J. Walsh 1777 Forsyth Park Dr. Brentwood, TN 37027	New Owner	Tax Parcel ID No. 082-14-0A-042.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darin Williams and Emily Williams, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Timothy J. Walsh , married**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 908 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, as amended in Instrument No. 20051228-0155671, and Second Amendment 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, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Darin Williams and Emily Williams, husband and wife by Warranty deed from Corum Webb, an unmarried man of record in Instrument No. 20160608-0057918 Register's Office for Davidson County, Tennessee, dated June 07, 2016 and recorded on June 08, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

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 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 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.
Blanket Notice of Lien on all Units at Riverfront Condominiums of record in Instrument Number 20101020-0083954, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 908 1st Avenue North Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 5th day of November, 2019.

Darin Williams

Emily Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darin Williams and Emily Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2019.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022