This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6379

Karen Johnson Davidson County
Batch# 392009 DEEDWARR
04/27/2020 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20200427-0043589

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $303,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2020.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 11-03-2020

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cathleen Hollingsworth 814 1st Ave N Nashville TN 37201	Sun West Mortgage Company, INC 309 Water St Suite 104 Boerne, TX 78006	082-14-0A-035.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Secretary of Housing and Urban Development of Washington, D.C.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cathleen Hollingsworth**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 814, as specified on the plan of Riverfront Condominiums, a horizontal property regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by Master Deed for Riverfront Condominiums of record as Instrument No. 20051221-0153160; as amended and supplemented in Instrument No. 20051228-0155671; Instrument No. 20060518-0058640; and in Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Riverfront Condominiums, a horizontal property regime, appearing as Exhibit to said Master Deed, as amended, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Secretary of Housing and Urban Development of Washington, D.C. His Successors or Assigns by Special Warranty Deed from Bank of America, N.A., dated October 19, 2018, recorded May 23, 2019, of record in Instrument No. 20190523-0049074; as corrected in Instrument No. 20190606-0053976, Register's Office for Davidson County,

Tennessee; and further, being the same property conveyed to Ban of America, N.A. by Quitclaim Deed from Secretary of Housing and Urban Development, dated July 10, 2013, recorded July 15, 2013, of record in Instrument No. 20130715-0072743, said Register's Office.

This is improved property located at: **814 1st Avenue North, Nashville, TN 37201**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of April, 2020.

GRANTOR:

Secretary of Housing and Urban Development of Washington, D.C.

By: _____
Kate Connar, Contract Manager

STATE OF South Carolina
COUNTY OF Charleston

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kate Connar, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Property Manager of Secretary of Housing and Urban Development of Washington, D.C., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of April, 2020.

_____
Notary Public
My Commission expires: _____

JENNILEE BURDEN
NOTARY PUBLIC
MY COMMISSION EXPIRES
DECEMBER 10, 2029
SOUTH CAROLINA

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

