WARRANTY DEED

Karen Johnson Davidson County
Batch# 439445 DEEDWARR
07/17/2020 10:50:33 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20200717-0078675

W-SB-KW-20-756

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(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)
Zeke Samuel Anderson	**Iberia Bank**	
(NAME)	(NAME)	**082-14-0A-122.00**
938 1st Ave N	**PO Box 12440**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	**New Iberia, LA 70562**	
(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, **ARROW PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZEKE SAMUEL ANDERSON, UNMARRIED,** 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. 756 as specified on the Plat shown in Master Deed, on the Plan of Riverfront Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, in Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument Number 20051228-0155671, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements 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 in Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as 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 Arrow Property Solutions, LLC, a Nevada Limited Liability Company by Warranty deed from Jack Depew and wife, Merry Depew of record in Instrument No. 20160426-0040712 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 26, 2016.

****Arrow Property Solutions, LLC is now a Tennessee limited liability company and no longer a Nevada limited liability company.**

This conveyance is subject to:
• 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.
• Amendment to 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.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to the flow of any creeks, streams, or branches across subject property.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **756 1st Avenue North, 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 JULY, 2020.

Arrow Property Solutions, LLC, a Tennessee limited liability company

BY: _____
John Pollard
Member

BY: _____
Melody Pollard
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN POLLARD AND MELODY POLLARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBERS of ARROW PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a limited liability company, and that he/she as such MEMBERS executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of July, 2020.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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