WARRANTY DEED

J-CT-21-1038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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

Karen Johnson Davidson County
Batch# 761272 DEEDWARR
11/24/2021 03:43:15 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20211124-0156565

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Paul Bradley Harper	**New Owner**	
(NAME)	(NAME)	**082-14-0A-023.00-CO**
133 Maple St.		
(ADDRESS)	(ADDRESS)	
Fircrest, WA 98466		
(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, **TIMOTHY CONNER BLAND AND WIFE, KAITLYN MICHELLE BLAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL BRADLEY HARPER,** 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:

Land in Davidson County, Tennessee, Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1038 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, 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 Timothy Conner Bland and wife, Kaitlyn Bland by Warranty deed from Dayton S. Lassiter, unmarried of record in Instrument No. 20180905-0088014 Register's Office for Davidson County, Tennessee, dated September 4, 2018 and recorded on September 5, 2018.

This conveyance is subject to:

- 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 and Instrument Number 20101129-009655 and Affidavit recorded in Instrument Number 20210923-0128192, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1038 1st Ave 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 20nd DAY OF NOVEMBER, 2021.

Timothy Conner Bland

Kaitlyn Michelle Bland

KAREN ANN L. FISHER
Notary Public
SEAL
Marion County - State of Indiana
Commission Number NP0731499
My Comm. Expires 02/04/2029

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY CONNER BLAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20nd of November, 2021.

Notary Public
My Commission Expires: 02/04/2029
(SEAL)

KAREN ANN L. FISHER
Notary Public
SEAL
Marion County - State of Indiana
Commission Number NP0731499
My Comm. Expires 02/04/2029

STATE OF Indiana
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAITLYN MICHELLE BLAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20nd of November, 2021.

Notary Public
My Commission Expires: 02/04/2029
(SEAL)

KAREN ANN L. FISHER
Notary Public
SEAL
Marion County - State of Indiana
Commission Number NP0731499
My Comm. Expires 02/04/2029