WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/08 14:05 2 pgs
Fees:13.00 Taxes:573.50
20080924-0097298

LAURA B RININGER
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 $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Allen Newton Jr. **Nancy W. Newton**	SAME	**142-5-C-32**
(NAME) **1031 Todd Pries Drive U-405**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lois H. Bracey, Trustee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Allen Newton Jr. and Nancy W. Newton, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. U-405, together with the Carport designated No. U-405-C, in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18, and 19 of the Register's Office for Davidson County, Tennessee, as amended in Book 4860, pages 107, 108, and 109, Register's office for said County, and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, Instrument No. 20050128-0010626 and supplemented and amended in Instrument No. 20050602-0062760, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lois H. Bracey, Trustee by deed dated October 7, 1994 from Wilson Bracey of record in Book 9501, page 99. Also being the same property conveyed to Wilson Bracey and wife, Lois H. Bracey by deed dated July 1, 1976 from Haury and Smith Contractors, Inc. of record in Book 5043, page 199, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's office.

unimproved ☐

This is improved ☒ property, known as **1031 Todd Pries Drive U-405, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 23rd day of September, 2008.

Lois H. Bracey
Lois H. Bracey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois H. Bracey, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23RD DAY OF SEPTEMBER, 2008.

Commission expires: 3-21-09

Notary Public

