WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140068086 DEEDWARR
Recvd: 09/12/14 10:06 2 pgs
Fees:13.00 Taxes:530.58
20140912-0083661

Y-BR-14-939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Elizabeth Marie Schuler	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
939 Todd Preis Dr	**841 Seahawk Circle**	**142-05-0C-061.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SALVADOR I. TODARO AND WIFE, CHARMAINE B. TODARO,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH SCHULER,** unmarried hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Situated in Davidson County, Tennessee, being described as follows:

Being Unit Number F-403 of Phase One, Section Four, River Plantation Condominium Apartments, a Horizontal Property Regime established by Master Deed of record in Book 4892, Page 440, as amended in Book 4956, Page 756, the plat of which is of record in Plat Book 4860, at Pages 17, 18 and 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being the same property conveyed to Salvador I. Todaro, and wife, Charmaine B. Todaro by deed from Mickie Heiple a/k/a Michael H. Heiple, unmarried of record in Instrument No. 20070221-0021350 Register's Office for Davidson County, Tennessee, dated February 19, 2007 and recorded on February 21, 2007.

This conveyance is subject to:
- Taxes for the year 2014.
- Plan of record in Plat Book 4860, Page 17 through 19, inclusive, amended in Book 4860, Pages 107 through 109, inclusive, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 4675, page 127, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantationof record in Book 4892, Page 440, amended in Book 4956, page 756 amended in Instrument 200501280010626 and Instrument 200506020062760, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 4892, page 456, Register's Office for Davidson County, Tennessee.
- Charter for River Plantation Section Four Condominiums Homeowners' Association, Inc. in Instrument 200504150042394, Register's Office for Davidson County, Tennessee.
- TVA Line Easement in Book 2274, page 547, Book 2277, page 619 and Book 3028, page 605, Registers' Office for Davidson County, Tennessee. (affects common area only)
- Easement for fuel line of record in Book 7776, Page 934, Register's Office for Davidson County.

- Easement of record in Book 3770, page 6, 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: **939 Todd Preis Dr, Nashville, Tennessee 37221**.

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 5th DAY OF SEPTEMBER, 2014.

Salvador I. Todaro by Kate Nelson, Attorney-in-Fact
Salvador I. Todaro by Kate Nelson, Attorney-in-Fact

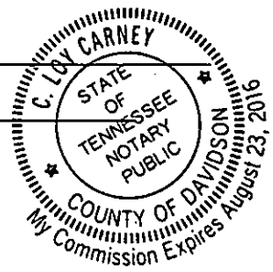
Charmaine B. Todaro by Kate Nelson, Attorney-in-Fact
Charmaine B. Todaro by Kate Nelson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SALVADOR I. TODARO AND CHARMAINE B. TODARO, and who acknowledged he/she/they executed the same as the free act and deed of the said SALVADOR I. TODARO AND CHARMAINE B. TODARO.

Witness my hand and official seal, this the 5th of September, 2014.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)



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