WARRANTY DEED

LISA S. GEOGHEGAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $197,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7569 ROBERTS CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Matthew C. Roberts	same	142050D03400CO
996 Todd Preis Drive		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEIGH W. KALIS AND PENELOPE W. WELCH NKA PENELOPE D. WILSON*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MATTHEW C. ROBERTS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 996 Todd Preis Drive, Nashville, TN 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/or 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/or 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 our hand on the 5th day of June, 2015.

Leigh W. Kalis

Leigh W. Kalis

Penelope D. Wilson

Penelope D. Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LEIGH W. KALIS AND PENELOPE D. WILSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of June, 2015.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20150045397 DEEDWARR
Recvd: 06/09/15 14:13 2 pgs
Fees:13.00 Taxes:730.75
20150609-0054242

EXHIBIT A - LEGAL DESCRIPTION

Unit No. P-404, together with the Carport designated No. P-404-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 Plantations, 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 and Instrument No. 20050128-0010626 and supplemended and amended at 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, recorded in Book 4892, Page 456, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Being the same property conveyed to Edward W. McCabe and wife, Marguerite W. McCabe, by deed from Edward J. Ryan, Jr. and wife, Dorothy C. Ryan, of record in Book 5110, Page 967, Register's Office for Davidson County, Tennessee. The said Edward W. McCabe died on May 10, 1994, survived by Marguerite W. McCabe. Marguerite W. McCabe died on January 30, 2010, leaving a Will dated February 25, 2004, probated in the Seventh Circuit Court for Davidson County, Tennessee on June 2, 2010, in Case No. 10P-827, under which the property was devised to Jean E. Wilson.

Being the same property conveyed to Jean E. Wilson, individually by Quitclaim Deed of Executrix from Jean E. Wilson and Penelope D. Wilson, as Co-Executors of the Estate of Marguerite W. McCabe, recorded on the 8th day of July, 2010 in Instrument No. 20100708-0053565, in the Register's Office of Davidson County, Tennessee.

Jean E Wilson having since died on December 14, 2014.

*Leigh W. Kalis and Penelope W. Welch nka Penelope D. Wilson are beneficiaries under the Last Will and Testament of Jean E. Wilson, Davidson County Probate Court Case 15P-441.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4860, Page(s) 17, 18 and 19, amended in Plat Book 4860, Pages 107, 108 and 109, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter recorded at Instrument No. 20050415-0042394.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION (SECTION FOUR) Condominium of record in Book 4892, Page 440, as amended by instrument(s) of record in Book 4956, Page 756 and Instrument Nos. 20050128-0010626 and 20050602-0062760; also subject to easements, rights and interests 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 building thereon.

f. Easement recorded in Book 174, Page 70, Book 2274, Page 547, Book 3770, Page 6 and Book 4675, Page 127.