File
Box 8

PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160002562 DEEDWARR
Recvd: 01/11/16 14:47 2 pgs
Fees:13.00 Taxes:721.50
20160111-0002799

W & I Ref: (DM) Title No.: 58103
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher Adam Petro Angela Delene Petro 921 Todd Pries Drive Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 142050D01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$195,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Park R. Davidson and Catherine C. Davidson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Adam Petro and Angela Delene Petro, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C-403 together with carport designated C-403-C of River Plantation, Phase One, Section Four, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, pages 17, 18 and 19, amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William Davidson, an unmarried man by Warranty Deed from Beverly Renee Byram, an unmarried woman, dated January 2, 2008 and recorded on January 4, 2008 of record in Instrument No. 20080104-0001008, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 8, 2008, recorded on February 11, 2008 of record in Instrument No. 20080211-0013518, the said William Davidson conveyed his interest in subject property to Park R. Davidson and wife, Catherine C. Davidson.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, pages 17, 18 and 19 and amended in Book 4860, pages 107, 108 and 109, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4892, page 440, Book 4892, page 456, Book 4956, page 756, Instrument No. 20050128-0010626, Instrument No. 20050602-0062760, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 921 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of January, 2016.

Park R. Davidson

Catherine C. Davidson

State of North Carolina

County of Guilford

On this 6th day of January, 2016, before me the undersigned authority, personally appeared Park R. Davidson and Catherine C. Davidson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 12-03-2020

NAYAB KHAN
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires 12/3/2020

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $195,000.00.

Affiant

Sworn and subscribed before me this 7 day of JANUARY, 2016.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019