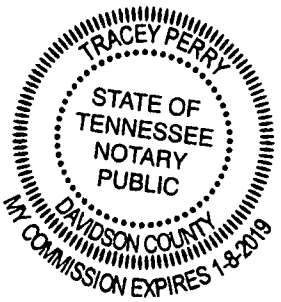
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160038566 DEEDWARR
Recvd: 05/09/16 15:06 3 pgs
Fees: 18.00 Taxes: 910.20
20160509-0045963



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hanna I. Book	New owner	142-05-0C-002.00-CO
(NAME)	(NAME)	
1061 Todd Preis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, we, **Laura Vorholt, a single woman, and Thomas Vorholt, a married man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Hanna I. Book and Jared L. Book and Judy K. Book**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Townhouse Number Y-405, together with the carport designated as Y-405-C, as shown on the plan of amended Plat Buildings A, K, N, R, U, W, X, Y and Z, Phase One, Section Four, River Plantation Condominium Apartments, in Plat Book 4860, Pages 107 through 109 and as established by Master Deed of record in Book 4892, Page 440 and Bylaws recorded in Book 4892, Page 456, and Amendment of record in Book 4956, Page 756 and Instrument No. 200506020062760, By-Laws of record in Book 4892, Page 456 and said By-Laws were amended of record in Book 7850, Page 955, said Register's Office to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Laura Vorholt, a single woman and Thomas Vorholt, a married man by Warranty Deed from Robert W. Neese, an unmarried man, dated 08/14/2015, recorded 08/19/2015, of record in Instrument No. 20150819-0083666, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 4860, Pages 107 through 109, Boundary Plat of record in Book 4860, Page 16, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4892, Page 440, Amendment of record in Book 4956, Page 756, Supplement and Amendment to the Master Deed and the By-Laws of record in Instrument No. 20050602-0062760, in the Register's Office for Davidson County, Tennessee.

Amendment to Section IV Report of By-Laws Amendment Committee of record in Book 7850, Page 955, in the Register's Office for Davidson County, Tennessee.
By-Laws of River Plantation Section Four (A Condominium) of record in Book 4892, Page 456,
Articles of Incorporation of Record in Instrument No. 20050415-0042394, in the Register's Office for Davidson County, Tennessee.
Easement Contained in Clerk and Master's Deed of record in Book 2274, Page 547, in the Register's Office for Davidson County, Tennessee.
Grant of Gas Service Line or Fuel Line easement of record in Book 7776, Page 934, in the Register's Office for Davidson County, Tennessee.
Easement contained in Deed of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Flat Creek, as much as thereon may flow, from time to time.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1061 Todd Preis Drive, 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 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 hands this 18 day of April, 2016.

Laura Vorholt
Laura Vorholt

Thomas Vorholt by Laura Vorholt, attorney in fact
Thomas Vorholt

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 Laura Vorholt, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2016.

Notary Public
My Commission Expires: 8/21/17

DONALD R. HARBETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Laura Vorholt, with whom I am personally acquainted and who proved herself to be the attorney in fact of Thomas Vorholt and who being authorized to do so acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2016.

Notary Public
My Commission Expires: 8/23/17

DONALD B. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027