BILL GARRETT, Davidson County
Trans:T20160038590 DEEDWARR
Recvd: 05/09/16 15:32 2 pgs
Fees:13.00 Taxes:819.55
20160509-0045995

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1131**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/06/2016**, by and between **Teri R. Sogol, unmarried**, parties of the first part, and **Kathryn E. Rogers, a single woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

UNIT No. 513, together with the carport designated No. 513-C, in River Plantation, section VIII, a condominium, a Horizontal Property Regime, located in Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the
Plat of River Plantation, Section VIII, Phase II, Condominium Apartments, record in Book 6900, Pages 514, 515,516 and 517, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Pages 396, et seq., 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 apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, Page 396, et. seq., Register's Office for aid County, are incorporated in this instrument by reference and Office for said County, are incorporated in this instrument by reference and made part hereof the same as though copied herein. This conveyance is also subject to covenants, conditions and restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, said Register's Office.

BEING the same property conveyed to Teri R. Sogol, unmarried by Warranty Deed from Haury and Smith Contractors, Inc., of record in Book 7532, page 425, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All Existing Easements and Restrictions of Record.

Parcel ID # **142 09 0F 513.00**

☒ Improved **513 General George Patton Road, Nashville, TN 37221**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Teri R. Sogol

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Teri R. Sogol** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 6th day of May, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Kathryn E. Rogers**

and Address: **513 General George Patton Road, Nashville, TN 37221**

Mail tax bills to **Kathryn E. Rogers**

513 General George Patton Road, Nashville, TN 37221

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$221,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 6th day of May, 2016..

Notary Public

My Commission Expires: 8-23-16

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016