BILL GARRETT, Davidson County
Trans:T20160075215 DEEDWARR
Recvd: 08/29/16 13:07 2 pgs
Fees:13.00 Taxes:830.28
20160829-0090179

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2016

Notary Public
Commission Expires: 11-5-18

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Todd King 949 Todd Preis Drive #949 Nashville, TN 37221	Century Lending Company 9931 Corporate Campus Dr #1200 Louisville, KY 40223	142-05-0C-071.00 CO

WARRANTY DEED

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

The Fant Family Revocable Living Trust, dated April 29, 2010, John E. Fant and Mary E. Fant, Trustors and/or Trustees

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd King, a single man

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. G-405C together with the carport designated as G-405C, in River Plantation, Phase One, Section Four, a Condominium, a Horizontal Property Regime, as shown on the Plan of Phase One, Section Four, River Plantation, a Horizontal Property Regime, of record in Book 4860, Pages 17, 18 and 19, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4892, Page 440, as amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, 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, Phase One, Section Four, Condominium Apartments, contained in the Master Deed in Book 4892, Page 440, as amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760 and By-Laws in Book 4892, Page 456, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

BEING the same property conveyed to The Fant Family Revocable Living Trust, dated April 29, 2010, John E. Fant and Mary E. Fant, Trustors and/or Trustees, by Quitclaim Deed from John E. Fant and wife, Mary E. Fant, dated 4/29/10 and recorded 5/12/10 in Instrument No. 20100512-0036640; and being the same property previously conveyed to John E. Fant and wife, Mary E. Fant, by Warranty Deed from Bertice B. Crenshaw, unmarried, dated 7/24/87 and recorded 7/28/87 in Book 7308, Page 380, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 949 Todd Preis Drive, #949, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29 day of August, 2016.

John E. Fant

John E. Fant, Trustee

Mary E. Fant

Mary E. Fant, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John E. Fant and Mary E. Fant, Trustees of The Fant Family Revocable Living Trust dated April 29, 2010** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29 day of August, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 9/13/26