THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 08/30/16 15:33 4 pgs
Fees:23.00 Taxes:701.15
20160830-0091022

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $189,500.00.

Affiant

Subscribed and sworn to before me as of the 30th day of August, 2016.

Notary Public

My Commission Expires: 1-8-19

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL
Carly M. Southworth 867 General George Patton Rd. Nashville, TN 37221-2573	SAME	142-09-0-B-867.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Kevin Douglas DiPiazza and Suzanne DiPiazza, husband and wife,** hereinafter referred to as "Grantors," have bargained and sold, and by these presents do transfer and convey unto **Carly M. Southworth, unmarried,** her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 867, together with the Carport designated No. 867-C, on the Plan of Phase One - Lot One, Section Five, River Plantation Condominium Apartments, of record in Plat Book 5200, Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Kevin Douglas DiPiazza and Suzanne DiPiazza, husband and wife, by Warranty Deed from Margaret R. Biggs, unmarried, of record at Instrument No. 20160225-0017954, Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 25, 2016.

Being also known as 867 General George Patton Road, Nashville, Tennessee 37221-2573.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.
2. Taxes for the year 2016, a lien not yet due and payable.
3. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
4. Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 145 and 146, Register's Office for Davidson County, Tennessee.
5. Subject to all matters shown on the Boundary Plat of record in Plat Book 5200, Page 135, Register's Office for Davidson County, Tennessee.
6. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Five of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee.
7. Charter of HOA of record in Instrument Number 20130409-0035151, in the Register's Office for Davidson County, Tennessee.
8. By-Laws of HOA of record in Book 5410, Page 260, in the Register's Office for Davidson County, Tennessee.
9. Rules and Regulations of record in Book 5410, Page 283, Book 4562, Page 474 and Book 4661, Page 334, Book 4784, Page 464 and Book 4956, Page 756, in the Register's Office for Davidson County, Tennessee.
10. Easement for TVA transmission line or lines and towers of record in Book 2274, Page 547, in the Register's Office for Davidson County, Tennessee.
11. Easement to South Central Bell of record in Book 4861, Page 763, in the Register's Office for Davidson County, Tennessee.
12. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
13. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
14. Subject to rights of others in and to the common areas and/or elements.
15. The taxes for 2016 have been prorated at closing and are assumed by Grantee.
16. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their name to be affixed hereto as of the 30th day of August, 2016.

Kevin Douglas DiPiazza

Suzanne DiPiazza

STATE OF MICHIGAN)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN DOUGLAS DIPIAZZA and SUZANNE DIPIAZZA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Grosse Pointe, Michigan, this 30th day of August, 2016.

Notary Public

My Commission Exp. 2.9.2019

I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

