WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170004614 DEEDWARR
Recvd: 01/18/17 09:41 2 pgs
Fees:13.00 Taxes:776.63
20170118-0005192

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Dayna Batey	new owner	142-5-C-6
(NAME)	(NAME)	
938 Todd Preis Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20163065

For and 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, Michael L. Reeves , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Dayna Batey, an unmarried woman, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. F-402, together with carport designated Number F-402-C, 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, which is of record in Plat Book 4860, pages 17-19, amended in Plat Book 4860, pages 107-109, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof, and being further established by Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756, further amended in Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, said Register's Office, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Michael L. Reeves by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated May 16, 2012, of record in Instrument No. 20120518-0043418, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4892, Page 440, amended in Book 4956, Page 756, further amended in Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, said Register's Office, and By-Laws of record in Book 4892, page 456, amended in Instrument No. 20050602-0062760, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Easements of record in Book 4675, Page 127, Book 3770, Page 6, Book 2274, Page 547 and Book 7776, Page 934, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 938 Todd Preis Dr., Nashville, TN 37221
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of January, 2017

Michael L. Reeves

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael L. Reeves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of January, 2017.

Notary Public
My Commission Expires: 7-24-2019

