WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170021362 DEEDWARR
Recvd: 03/13/17 13:56 2 pgs
Fees:13.00 Taxes:732.60

20170313-0024547

P-BR-17-939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19 (AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth L. Walker	F+M Bank	
(NAME)	(NAME)	
939 Todd Preis Drive	50 Franklin Street	**142-05-0C-061.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville, TN 37040	
(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 consideration, the receipt of which is hereby acknowledged, **ELIZABETH SCHULER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH L. WALKER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situated in Davidson County, Tennessee, being described as follows:

Being Unit Number F-403 of Phase One, Section Four, River Plantation Condominium Apartments, a Horizontal Property Regime established by Master Deed of record in Book 4892, Page 440, as amended in Book 4956, Page 756, the plat of which is of record in Plat Book 4860, at Pages 17, 18 and 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being the same property conveyed to Elizabeth Schuler, unmarried by Warranty deed from Salvador I. Todaro and wife, Charmaine B. Todaro of record in Instrument No. 20140912-0083661 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 12, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 17 through 19, inclusive, amended in Book 4860, Pages 107 through 109, inclusive, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 4675, page 127, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantationof record in Book 4892, Page 440, amended in Book 4956, page 756 amended in Instrument 200501280010626 and Instrument 200506020062760, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 4892, page 456, Register's Office for Davidson County, Tennessee.
- Charter for River Plantation Section Four Condominiums Homeowners' Association, Inc. in Instrument 200504150042394, Register's Office for Davidson County, Tennessee.
- TVA Line Easement in Book 2274, page 547, Book 2277, page 619 and Book 3028, page 605, Registers' Office for Davidson County, Tennessee. (affects common area only)
- Easement for fuel line of record in Book 7776, Page 934, Register's Office for Davidson County.
- Easement of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **939 Todd Preis Drive , Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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 my/our hand(s) this the 24th DAY OF FEBRUARY, 2017.

Elizabeth Schuler by John Gleaves, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELIZABETH SCHULER, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIZABETH SCHULER.

Witness my hand and official seal, this the 24th of February, 2017.

Notary Public
My Commission Expires: 8-31-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212