THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411570** BILL GARRETT, Davidson County Trans:T20170041442 DEEDWARR Recvd: 05/16/17 09:27 2 pgs Fees:13.00 Taxes:712.25 20170516-0048327	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $192,500.00 Affiant Subscribed and sworn to before me, this 15th day of May, 2017. Notary Public My Commission Expires: 5-8-18 ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Alex Morris 1028 Todd Preis Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-05-0C-035.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy E. Arnold, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Morris, unmarried**, ("Grantor"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. U-402, together with the carport designated U-402-C on the Amended Plat - Buildings A, K, N, R, U, W, X, Y and Z, Phase One, Section Four, River Plantation Condominium Apartments, of record in Plat Book 4860, Pages 107, 108, and 109, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to AMY E. ARNOLD, by deed from VICTOR E. UNDERWOOD and wife, HELEN R. UNDERWOOD, of record in Instrument No. 20071101-0128820, dated October 30, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 142-05-0C-035.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4860, pages 17, 18 & 19 amended in Plat Book 4860, pages 107, 108 & 109, said Register's Office.

Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756 and in Instrument No. 20050128-0010626, said Register's Office.

By Laws of River Plantation Section Four of record in Book 4892, page 456, said Register's Office.

This is improved property located at 1028 Todd Preis Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2017.

Amy E. Arnold

Amy E. Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy E. Arnold, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018