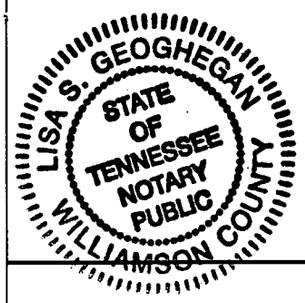
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $253,170.00

Hudson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF JUNE, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2017

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8986 FELTS CP LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John Carroll Felts	New Owner	142-13-0C-075.00 CO
8805 SAWYER BROWN ROAD		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

REBECCA SCHULTZ AND RICHARD SCHULTZ, A MARRIED COUPLE, AS JOINT TENANTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN CARROLL FELTS, A MARRIED 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:

Map/Parcel: 142130C07500CO Unit No. 8805, together with the carport designated No. 8805-C, in River Plantation, Section Eleven, Phase One (I), a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on plat of River Plantation, Section Eleven, Phase I, Condominium Apartments, recorded in Book 9700, Page 481, Register's office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, said 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, Section Eleven, Phase One (I), Condominium, Apartments contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, et seq., annexation document of record in Book 11029, Page 592 and Plat Book 9700, Page 694, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed by Tennessee Quit Claim Deed from James Fey and Shannon Fey, a married couple to Rebecca Schultz and Richard Schultz, a married couple, as joint tenants, as recorded on the 7th day of April, 2017 in Instrument No. 20170407-0034081; Quitclaim Deed from Rebecca A. Schultz, a married woman to James Benton Fey, Jr., a married man, as recorded on the 24th day of August, 2012 in Instrument No. 20120824-0076369 and Warranty Deed from Haury and Smith Contractors, Inc. to Richard A. Schultz and wife, Rebecca A. Schultz, as recorded on the 12th day of October, 1998 in Deed Book 11153, Page 184, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION XI - PHASE I, as recorded in Plat Book 9700, Page(s) 481-482, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7389, Page 924, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 4691, Page 906.

f. Terms and provisions of the Articles of Incorporation of River Plantations Section 8 11 Umbrella Inc. , recorded in Book 7402, Page 591.

BILL GARRETT, Davidson County
Trans:T20170046905 DEEDWARR
Recvd: 06/02/17 11:49 2 pgs
Fees:13.00 Taxes:936.73
20170602-0055098

g. Charter of Homeowners Association recorded at Instrument No. 20100603-0043069.

h. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 4562, Page 474, Book 4661, Page 334, Book 4784, Page 464, Book 4956, Page 756, Book 10628, Page 611, Book 11156, Page 361, Book 11432, Page 903 and Instrument No. 20010131-0009315; also subject to easements, rights and interests 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 building thereon.

i. Conveyance to Homeowners Association for Common Area recorded at Instrument No. 20090825-0079852.

j. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

k. Property taxes for the current year.

This is improved property known as 8805 SAWYER BROWN ROAD, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 our hand on the ____ day of May, 2017.

X _____

Rebecca Schultz

X _____

Richard Schultz

STATE OF Florida

COUNTY OF Sarasota

Personally appeared before me, a Notary Public of said County and State, REBECCA SCHULTZ AND RICHARD SCHULTZ, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Venice, *City* Florida, *State* this 26th day of May, 2017.

X _____

Notary Public

My Commission Expires: 7/22/17

DORIS R. FOOS
Notary Public, State of Florida
Commission # FF 29239
My comm. expires July 22, 2017

File #: 17-8986 FELTS CP LG

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067