THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170712708

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $244,150.00.

Jennifer Kardell
Affiant

Subscribed and sworn to before me, this 15th day of September, 2017.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tabatha Edwards
Notary Public
My Commission Expires: 11-5-19

Bill Garrett Davidson County
Batch# 3873 DEEDWARR
09/22/2017 02:20:22 PM 2 pgs
Fees: $13.00 Taxes: $903.36
20170922-0097585

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian T. Clements 520 General George Patton Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142 09 0F 52000CO

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, **James Snider and Cynthia Snider, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian T. Clements and Miranda R. Clements, husband and wife**, ("Grantees"), their 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, 520, Carport Designated No. 520C of the River Plantation, Section VIII, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 7417, Page 396, in Book 7402, Page 591, and in Book 7389, Page 924, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of River Plantation in Plat Book 6900, Page 397, in Plat Book 6900, Pages 514-517 and in Plat Book 6900, Pages 654-657, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to James Snider and Cynthia Snider, husband and wife by warranty deed from Robert H. Levy, unmarried of record in Instrument No. 20101102-0087493 Register's Office for Davidson County, Tennessee, dated 10/15/2010 and recorded on 11/02/2010.

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.

Taxes for the year 2017, a lien due and payable, but not delinquent.

All matters shown on the Plan of record in Plat Book 6900, Pages 514 - 517, as amended in Plat Book 6900, Pages 654 - 657, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Boundary Plat of River Plantation Phase II, Section VIII, of record in Plat Book 6900, Page 397, as corrected in Book 8123, Page 690, Register's Office for Davidson County, Tennessee.

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 Eight, Phase II) of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7417, Page 413, Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants for River Plantation Sections 8-11 Umbrella Association, of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee.

Charter for River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.

Conveyance of common area to River Plantation Section VIII, Phase 2 Condominium Association of record in Instrument No. 20090825-0079854, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.

Easement and Right of Way for electric power transmission purposes of record in Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 520 General George Patton Road Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 23rd day of August, 2017.

James Snider

Cynthia Snider

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)

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

Witness my hand, at office, this 23rd day of August, 2017.

Jose M. Gonzalez Salinas

Notary Public

My Commission Expires: 07/30/2020

JOSE M GONZALEZ SALINAS NOTARY PUBLIC MECKLENBURG COUNTY, NC My Commission Expires 7/30/2020

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street