Bill Garrett Davidson County
Batch# 68081 DEEDWARR
03/13/2018 10:21:09 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20180313-0023517

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL #: |
|---|---|---|
| Jesse E. Walker<br>Susan Walker<br>P.O. Box 210456<br>Nashville, TN 37221 | Jesse E. Walker<br>Susan Walker<br>P.O. Box 210456<br>Nashville, TN 37221 | 142-13-0C-183.00.CO |

STATE OF TENNESSEE )
COUNTY OF DAIDSON )

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

AFFIANT

SWORN to and subscribed before me on this 8th day of March, 2018

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/6/20

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, **M & S RENTAL CO., a Tennessee General Partnership,** composed of Melvin P. Schlanger, Stephanie L. Schlanger, Brian T. Schlanger, by these presents does hereby sell and convey unto Grantees, **JESSE E. WALKER and wife, SUSAN E. WALKER,** their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Unit No. 9232 (Parcel No. 183), together with the carport designated No. 9232-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 5, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 5, Condominium Apartments, recorded in Instrument No. 20000918-0092190, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Instrument No. 200101310009315, 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 5, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, and Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book of record in Book 9700, page 971, as amended, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to M&S Rental Co., a Tennessee general partnership, by warranty deed by Instrument No. 20180213-0014333, Register's Office for Davidson County, Tennessee.

This is improved property known as 9232 Sawyer Brown Road, Nashville, Tennessee 37221.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

**TO HAVE AND TO HOLD** the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. County property tax for the year 2018, a lien but not yet due and payable.

2. Subject to all matters shown on the Plan of record at Instrument Number 20000918-0092190, Register's Office of Davidson County, Tennessee.

3. The premises herein 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.

4. Master Deed establishing a Horizontal Property Regime of River Plantation of record in Book 10628, Page 661, and annexation document of record in Instrument No. 20010131-0009315, Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 971, Register's Office for Davidson County, Tennessee.

6. Master Deed, Bylaws, Plats and annexation documents and Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, Plat Book 7900, page745, and re-recorded in Plat Book 7900, page 945, in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, its heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 8th day of March, 2018.

**M&S RENTAL CO.,**
**a Tennessee General Partnership**

By: _____
Melvin P. Schlanger, General Partner

**STATE OF TENNESSEE )**
**COUNTY OF )**

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared MELVIN P. SCHLANGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of M&S Rental Co., a Tennessee general partnership, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 8th day of March, 2018.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

_____
Notary Public

My Commission Expires: _____

**M&S RENTAL CO.,**
**a Tennessee General Partnership**

By: Stephanie L Schlanger
Stephanie L. Schlanger,
General Partner

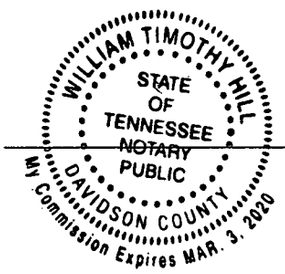
**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared STEPHANIE L. SCHLANGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of M&S Rental Co., a Tennessee general partnership, the within name bargainor, a partnership, and that she, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

Witness my hand, at office, this 8th day of March, 2018.

Notary Public

My Commission Expires:



**M&S RENTAL CO.,**
**a Tennessee General Partnership**

By: _____
Brian T. Schlanger, General Partner

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared BRIAN T. SCHLANGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of M&S Rental Co., a Tennessee general partnership, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 8th day of May, 2018.

_____
Notary Public

My Commission Expires: _____

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020