RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288 - 42438

Bill Garrett Davidson County
Batch# 75303 DEEDWARR
04/02/2018 11:28:53 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20180402-0030198

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2018.

Notary Public

My commission expires: 10/31/2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Dean **Emily Dean**	New Owner	**142050D05300CO**
979 Todd Preis Drive		
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,

Maria Dongas, married

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

Joseph Dean and Emily Dean, husband and wife

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:

Land in Davidson County, Tennessee, Unit No. L-405, together with the Carport designated No. L-405-C, in River Plantation, Phase One, Section Four, A condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium apartments, record in Book 4860, pages 17, 18 and 19, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 4892, page 404, amended in Book 4956, page 756, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of said condominium apartments contained in the Master Deed ad the By-Laws appended thereto, recorded in Book 4892, page 456, as amended in Instrument No. 20050128-0010626, said Registers Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Maria Dongas, married, by Special Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Alma June Pulliam, dated September 22, 2017, of record in Instrument No. 20170926-0098319, Register's Office for Davidson County, Tennessee. **Subject property was never the sole principal residence of said Grantor, spouse, heirs nor assigns.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 4860, page 17-19, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Master Deed of record in Book 4892, page 404, amended in Book 4956, page 756, Book 4892, page 456, as amended in Instrument No. 20050128-0010626, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 979 Todd Preis Drive, 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, their heirs and assigns forever; and we do covenant with 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.

_____ Date: 3/27/2018
Maria Dongas

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Maria Dongas, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2018.

_____
NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: NOV 0 8 2021