ADDRESS NEW OWNER: Theodore Karpynec

873 General George Patton Road
Nashville, TN 37221

SEND TAX BILL TO: New owner

MAP-PARCEL NOS. 142-9-B-873.00

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

Bill Garrett Davidson County
Batch# 90197 DEEDWARR
05/08/2018 02:30:23 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20180508-0044131

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Vivian Cantrell Butturini, Trustee of the Vivian Cantrell Butturini Revocable Living Trust dated May 11, 1994** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Theodore Karpynec** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 873 together with the Carport designated No. 873-C in River Plantation, Section Five, Phase One, a Condominium, a horizontal property regime, located on General George Patton Road, as shown on the plat of River Plantation, Section Five, Phase One, a Condominium Apartments, recorded din Book 5200, Page 145 and 146, Register's Office for said county and described in a Master Deed recorded in Book 5410, Page 248, 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 River Plantation, Section Five, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, Page 248, are incorporated in this deed by reference and made a part hereof the same as therein copied herein.

Being the same property conveyed to Vivian Cantrell Butturini, as Trustee of the Vivian Cantrell Butturini Revocable Living Trust from Ray Wall, unmarried, by Deed recorded on July 8, 2005, in Instrument No. 20050708-0079287, Register's Office for Davidson County, Tennessee. The said Trust is also known as the "Vivian Cantrell Butturini Revocable Living Trust dated May 11, 1994."

This is property with a common address of 873 General George Patton Road, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by Grantee at closing.(2) All matters appearing on the Plan of record in Plat Book 5200, Pages 145 and 146, Register's Office for Davidson County, Tennessee.(3) Master Deed and By-Laws in Book 5410, Page 248, said Register's Office.(4) Boundary plat in Book 5200, Page 135, said Register's Office.(5) Easements and Rights of Way to TVA for transmission lines in Book 2274, Page 547, said Register's Office.

VCB

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of May 2018.

Vivian Cantrell Butturini, Trustee

Vivian Cantrell Butturini, Trustee of the
Vivian Cantrell Butturini Revocable Living Trust Agreement dated May 11, 1994

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Vivian Cantrell Butturini, Trustee** of the Vivian Cantrell Butturini Revocable Living Trust Agreement dated May 11, 1994, with whom I am personally acquainted, or who proved to me 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 office this 2nd day of May 2018.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

Subscribed and sworn before me this 2nd day of May 2018.

Katherine Warren

Notary Public
My Commission Expires: 4-13-22

File No. 1804K096