THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516065

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2018.

Notary Public
My Commission Expires: 10/23/19

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

Bill Garrett Davidson County
Batch# 95752 DEEDWARR
05/23/2018 11:32:27 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180523-0049351

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Suzanne T. Simmons and S. Guerry Simmons Sr 1021 Todd Preis Drive Nashville TN 37221	~~New Owner~~ Capstar Bank 2002 Richard Jones Rd 300A Nashville, TN 37215	Tax Parcel ID No. 142-05-0C-039.00-CO

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, **Karl Hamilton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne T. Simmons and S. Guerry Simmons Sr, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit T-403 and Carport T-403-C, River Plantation, Section Four, revised, as shown on Plat of record in Plat Book 4860, Pages 16 through 19, inclusive, as established under Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756 and Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Karl Hamilton, married by Warranty deed from Pranav Gulavane, unmarried of record in Instrument No. 20180403-0031341 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 03, 2018.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page 16, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page (s) 17 through 19, inclusive, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page (s) 107 through 109, inclusive, 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 of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4892, Page 456, Register's Office for Davidson, County, Tennessee.

Charter for River Plantation HOA of record in Instrument No. 20050415-0042394, in the Register's Office for Davidson County, Tennessee.

TVA line easement of record in Book 2277, Page 619, Book 2274, page 549 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
Easement to Nashville Gas Company of record in Book 7776, Page 984, in the Register's Office for Davidson County, Tennessee.

Sanitary sewer easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee.

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1021 Todd Preis Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 22nd day of May, 2018.

Karl Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 22nd day of May, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020