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

CRT File No. 180415981

Bill Garrett Davidson County
Batch# 103110 DEEDWARR
06/11/2018 02:22:29 PM 2 pgs
Fees: $13.00 Taxes: $1,072.63
20180611-0055929

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $289,900.00.

Affiant

Subscribed and sworn to before me, this 1st day of June, 2018.

Notary Public
My Commission Expires: 2/25/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eha Nelms and Clack Nelms 9220 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142-13-0C-171.00 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, **Daniel J. Nohl and Anne J. Nohl, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Clack C. Nelms and Eha K. Nelms, 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:

Unit No. 9220, together with the carport designated No. 9220-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. 20010131-0009315, Register's Office for Davidson County, Tennessee, to which reference is hereby made . Together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DANIEL J. NOHL and ANNE J. NOHL, husband and wife, by deed from RACHEL E. DENNEY, of record in Instrument No. 20140528-0045910, dated April 4, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 142-13-0C-171.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20000918-0092190, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments,

charges and liens, contained in Master Deed of record in Book 10628, page 661 and Instrument No. 20010131-0009315, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions for River Plantation, Sections 8-11 Umbrella Association , including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, Page 924, said Register's Office.

Annual Assessments and Special Assessments as set forth in the Master Deed Establishing A Horizontal Property Regime Of River Plantation, Section Eleven, Phase One of record in Book 10628, Page 661, said Register's Office.

Easements as set forth in the Master Deed Establishing A Horizontal Property Regime Of River Plantation, Section Eleven, Phase One of record in Book 10628, Page 661, made applicable by Instrument No. 20010131-0009315, said Register's Office

Assessments as set forth in the Declaration of Restrictive Covenants and By-Laws For River Plantation Sections 8-11 Umbrella Association of record in Book 7389, Page 924, said Register's Office.

This is improved property located at 9220 Sawyer Brown Road 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 1st day of June, 2018.

daniel j nohl
by Kate Rosenthal attorney in fact
Daniel J. Nohl by Kate Rosenthal, his Attorney-in-Fact

anne j nohl
by Kate Rosenthal
Anne J. Nohl by Kate Rosenthal, her Attorney-in-Fact
attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Daniel J. Nohl and Anne J. Nohl and that she is authorized by Daniel J. Nohl and Anne J. Nohl to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of June, 2018.

janderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____