THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180716958**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this21st day of August, 2018. Notary Public My Commission Expires:

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

Bill Garrett Davidson County
Batch# 132392 DEEDWARR
08/23/2018 03:35:46 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20180823-0083811

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth E. Harrison 1062 Todd Preis Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142-05-0C-001.00 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, **Linda J. Holt, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth E. Harrison, an unmarried woman**, ("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 No. Y-406, together with the Carport designated no. Y-406-C, on the Horizontal Property Regime for River Plantation, Section Four, as recorded in the Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756 and in Instrument No. 20050128-0010626 and as shown in Plat Book 4860, pages 17, 18 & 19 as amended in Plat Book 4860, pages 107, 108 & 109, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description 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 ROBERT G. HOLT and wife, LINDA J. HOLT, by deed from ROBERT T. HUDSON and OLIVE HEWITT HUDSON, TRUSTEES OF THE HUDSON LIVING TRUST DATED JUNE 5, 1997, of record in Instrument No. 20090805-0073651, dated July 30, 2009, said Register's Office. Robert G. Holt having since died on April 2, 2016. His interest in said property having transferred to Linda J. Holt upon his death.

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. 142-05-0C-001.00 CO.

Matters shown on the Plan of record in Plat Book 4860, pages 17-19 and amended in Plat Book 4860, pages 107-109, said Register's Office.

Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756 and Instrument No. 20050128-0010626, said Register's Office.

ByLaws of River Plantation Section Four of record in Book 4892, page 456, said Register's Office. Grant of Gas Service Line or Fuel Line Easement of record in Book 7776, page 934, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This is improved property located at 1062 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 21st day of August, 2018.

Linda J. Holt

Linda J. Holt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda J. Holt, 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 21st day of August, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018