WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 144713 DEEDWARR
09/25/2018 09:51:14 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180925-0094782

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$450,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of September, 2018

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew Marshall Knobel	New Owner	072-15-4B-004.00CO
1428-D Riverside Drive		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Daniel Blake Sifuentes, 50% percent interest, Craig Morgan Dowling, 25% percent interest, and Steven Marc Brakman, 25% percent interest,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew Marshall Knobel, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. D, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1428 Riverside Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170616-0060746, being shown on Plat attached thereto as Exhibit "D", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Daniel Blake Sifuentes, 50% percent interest, Craig Morgan Dowling, 25% percent interest, and Steven Marc Brakman, 25% percent interest, from David Eugene Crabtree, Denise Dawn Crabtree Vimuktanon, and William Edwin Crabtree, heirs at law of Shirley D. Crabtree, by deed on November 28, 2016, of record in Instrument Number 20161130-0125626, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as married persons.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on the Plan as set out on Exhibit "D" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170616-0060746, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170616-0060746, Register's Office for Davidson County, Tennessee.
- Charter of 1428 Riverside Townhomes Association, Inc., of record in Instrument No. 20170616-0060745, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Instrument No. 20170516-0048494, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1428-D Riverside Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this September 24, 2018.

Daniel Blake Sifuentes

Craig Morgan Dowling

Steven Marc Brakman

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel Blake Sifuentes** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 24, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Craig Morgan Dowling** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 24, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven Marc Brakman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 24, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY