Karen Y Johnson Davidson County
Batch# 148842 DEEDWARR
10/04/2018 09:49:32 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20181004-0098564

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
Chad Youker
8207 Sawyer Brown Road M8
Nashville, TN 37221

**MORTGAGEE**
Cardinal Financial Company
P.O. Box 961292
Fort Worth, TX 76161

**SEND TAX BILLS**
Mortgagee

**MAP-PARCEL:**
142-01-0-A-088.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Daniela Kim Van Avery and Debora Monica Allegranti,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chad Youker,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

**Land in Davidson County, Tennessee, being Unit No. M-8 on the plan of River Plantation Condominium Apartments, of record in Book 4460, Page 59, Register's Office for Davidson County, Tennessee.**

**And being the same property conveyed to Daniela Kim (Allegranti) Van Aveery and Debora Monica Allegranti (Heirs of Diana Allegranti, now deceased) by Affidavit of Heirship dated April 16, 2018 of record in Instrument No. 201804260039268, Register's Office for Davidson County, Tennessee.**

**And further being the same property conveyed to Diana Allegranti, unmarried, now deceased, by deed from Estate of Kay Dalessandro, dated January 9, 2012 of record in Instrument No. 201201110002856, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record; By-Laws of record in Master Deed of record in Book 4562, Page 474, which includes the By-Laws in Page 490 and Rule in Page 510; HOA Charter of record in Instrument 200508180098515; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4460, Page 59, Register's Office for Davidson County, Tennessee.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **8207 Sawyer Brown Road M8 Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs

and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 10th day of September, 2018.

Daniela Kim Van Avery

Debora Monica Allegranti

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daniela Kim Van Avery and Debora Monica Allegranti, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 1.7.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 1.7.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY