Karen Y Johnson Davidson County
Batch# 151484 DEEDWARR
10/15/2018 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20181015-0102020

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60133
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven R. Probst Dana Probst 1015 Todd Preis Drive Nashville, TN 37221	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 142050C05500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$259,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick E. Schoen and Virginia S. Schoen, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven R. Probst and Dana Probst, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. S-403, together with the carport designated S403-C of River Plantation, Phase One, Section Four, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as show no the Plan of record in Book 4860, pages 17, 18 and 19, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Patrick E. Schoen and wife, Virigina S. Schoen by Warranty Deed from James V. Graves and wife, Dora H. Graves, dated March 7, 2003 and recorded on March 10, 2003 of record in Instrument No. 20030310-0030866, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, pages 17, 18 and 19 as amended in Book 4860, pages 107, 108 and 109, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4892, page 440, Book 4956, page 756, Instrument No. 20050128-0010626, and Instrument No. 20050602-0062760, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 1015 Todd Preis Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10 day of October, 2018.

Patrick E. Schoen **Virginia S. Schoen**

State of Tennessee

County of Davidson

On this 10 day of October, 2018, before me the undersigned authority, personally appeared Patrick E. Schoen and Virginia S. Schoen, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 05/20/2019

MICHAEL EARL VANOVERMEIREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $259,900.00.

Affiant

Sworn and subscribed before me this 12 day of October, 2018.

Notary

My Commission Expires: 8/16/20

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-16-2020

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2-18-19
Notary' Seal (if on paper)