This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

File Number: 1-18-3113

Karen Y Johnson Davidson County
Batch# 157257 DEEDWARR
11/07/2018 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,060.05
20181107-0110213

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $286,500.00

Affiant

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Subscribed and sworn to before me, this the 5th day of November, 2018

Notary Public
My Commission Expires: 12/10/19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth I. Lewin Hugh Lewin 519 General George Patton Road Nashville, TN 37221	Embrace Home Loans, Inc. 35 Enterprise Center Middleton, RI 02842	142-09-0F-519.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mark A. Fly and Pamela Ann Fly Jones, individually, as beneficiaries of The Estate of Ralph A. Fly, and as Co-Executors of The Estate of Ralph A. Fly, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth I. Lewin and Hugh Lewin, wife and husband**, 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. 519, together with the Carport designated No. 519-C on the Plan of River Plantation, Phase II, Section VIII, a Condominium, a Horizontal Property Regime, of record in Book 6900, page 514 through 517, as amended in Book 6900, page 654, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 7417, page 396, as amended and supplemented in Instrument No. 20180529-0051185, said Register's Office, to which reference is hereby made. The easements restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property owners, co-owners and tenants of River Plantation, Phase II, Section VIII, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, page 396-438, as amended and supplemented in Instrument No. 20180529-0051185, Register's Office for Davidson County, Tennessee, are incorporated herein and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation, Sections 8-11 Umbrella Association, of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to Ralph A. Fly and spouse, Norma S. Fly by Warranty Deed from Anne G. Guthrie, Trustee U/A/D December 10, 2000 of the Guthrie Survivor's Trust and any Successors in Trust, dated February 20, 2009, recorded March 9, 2009, in Instrument No. 20090309-0020878, Register's Office for Davidson County, Tennessee.

The said Norma S. Fly having since died on May 17, 2015 leaving the said Ralph A. Fly as the surviving tenant by the entirety. The said Ralph A. Fly having since died testate on July 24, 2018, and by his Last Will and Testament of record in Docket Number 18P1334 in the Circuit Court of Davidson County, Tennessee, Probate Division, the subject property was devised to Mark A. Fly and Pamela Ann Fly Jones. The said Mark A. Fly and Pamela Ann Fly Jones also join in this conveyance as the Co-Executors of the Estate of Ralph A. Fly.

This is improved property located at: **519 General George Patton Road, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 5th day of November, 2018.

GRANTOR:

The Estate of Ralph A. Fly, deceased

By: _____
Mark A. Fly, individually and as Co-Executor

By: _____
Pamela Ann Fly Jones, individually and as Co-Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark A. Fly and Pamela Ann Fly Jones, individually and as Co-Executors of The Estate of Ralph A. Fly, deceased, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of November, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

_____
Notary Public
My Commission expires: 9-20-21

201811070110213

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)