WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 161468 **DEEDWARR**
11/15/2018 03:48:15 PM 2 pgs
Fees: $13.00 Taxes: $815.85

20181115-0112809

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

R-VRES-18-934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Roberta Taylor	new owner	
(NAME)	(NAME)	**142-5-D-28.00CO**
934 Todd Preis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETTY T. WRIGHT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERTA TAYLOR,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. E-402, together with the Carport designated No. E-402-C, River Plantation, Phase One, Section Four, of record in Plat Book 4860, Pages 16-19, and as established by Master Deed of record in Book 4892, Page 440, Amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William G. Wright and wife, Betty T. Wright, by Warranty Deed from Louise H. Ellerker, recorded December 15, 1986 in Book 7068, Page 774, Register's Office for Davidson County, Tennessee.

The said William G. Wright having since died on April 30, 2017, leaving the said Betty T. Wright as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Property taxes for the year 2019 and subsequent.
- Plan of record in Plat Book 4860, Pages 16-19 and Boundary Plat in Book 4675, Page 127, Register's Office for Davidson County, Tennessee.
- Master Deed establishing River Plantation, Phase One, Section Four, of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4892, Page 456, Register's Office for Davidson County, Tennessee.
- Charter for River Plantation Section Four Condominiums Homeowner's Association, Inc., of record in Instrument No. 20050415-0054394, Register's Office for Davidson County, Tennessee.
- TVA Line Easements of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, Register's Office for Davidson County, Tennessee.
- Easement for Fuel Line of record in Book 7776, Page 934, Register's Office for Davidson County, Tennessee.
- Easement for Utilities of record in Book 3770, Page 6, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **934 Todd Preis Drive, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14th DAY OF NOVEMBER, 2018.

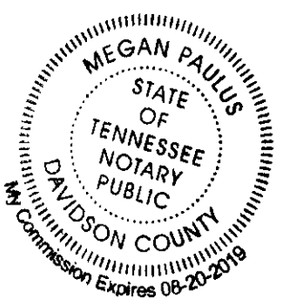
Betty T. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY T. WRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212