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)

Karen Y Johnson Davidson County
Batch# 162446 DEEDWARR
11/19/2018 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $863.95
20181119-0113884

W & I Ref: (RE) Title No.: 60182
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Harris Arnholter 916 Todd Preis Drive Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142050D01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$233,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alfred J. Mason and Cheryl W. Mason, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Harris Arnholter, a single man,** 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 B-402 together with the carport designated B-402-C of River Plantation, Phase One, Section Four, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Plan of record in Book 4860, pages 17, 18, and 19 amended in Book 4860, pages 107, 108, and 109, Register's Office for said County, to which source reference is herby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elects of the Condominium.

Being the same property conveyed to Alfred J. Mason and wife, Cheryl W. Mason by Warranty Deed from Marjorie Watkins, unmarried, dated Septmeber 30, 2009 and recorded on October 2, 2009 of record in Instrument No. 20091002-0091696 Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, pages 17, 18, and 19, 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.
Subject to the provisions of the condominium Master Deed of record in in Book 4892, page 440; Book 4892, page 456; Book 4956, page 756; Instrument No. 20050128-0010626; 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, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 916 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 16th day of November, 2018.

Alfred J. Mason

Cheryl W. Mason

State of Tennessee

County of Davidson

On this 16th day of November, 2018, before me the undersigned authority, personally appeared Alfred J. Mason and Cheryl W. Mason, 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: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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: $233,500.00.

Affiant

Sworn and subscribed before me this 16th day of November, 2018.

Notary

My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

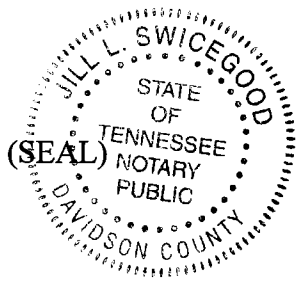
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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