WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168816 **DEEDWARR**
11/30/2018 10:30:42 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80

20181130-0116830

ANN ELISE WALSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Patricia Ogle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2018

A E Walston
Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Patricia Ogle	Same	142 05 0D 042.00
(NAME)	(NAME)	
1004 Todd Pries Drive	1004 Todd Pries Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183077

For and consideration of the sum of ten 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, Brenda R. Lewis and Kent E. Lewis , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Patricia Ogle, 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. Q-0408, together with Carport designated Q-408-C, in River Plantation, Phase One, Section Four, a Condominium, a Horizontal Property Regime, as shown on the plat of Phase One, Section Four, River Plantation, a Horizontal Property Regime recorded in Book 4860, pages 107, 108 and 109 (erroneously referred to pages 17, 18 and 19 in previous deed of record) , of the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4892, page 440, as amended in Book 4956, page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Phase One, Section Four, Condominium Apartments, contained in the Master Deed in Book 4892, page 440, as amended in Book 4956, page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, and the By-Laws appended thereto, recorded in Book 4892, page 456, of the Register's Office of Davidson County, Tennessee, are incorporated in the deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Brenda R. Lewis and Kent E. Lewis, wife and husband, by Warranty Deed from Amy Leslie and Steve Leslie, wife and husband, dated October 23, 2015 and filed of record in Instrument No. 20151029-0110109, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, of record in Book 4892, page 440, as amended in Book 4956, page 756 and further amended in Instrument No. 20050128-0010626 and 20050602-0062760, said Register's Office, and By-Laws of record in Book 4892, page 456, , Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Subject to rights of others in and to the common areas and/or elements

Unimproved ☐

This is improved ☒ property, known as 1004 Todd Pries Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of November, 2018

Brenda R. Lewis

Brenda R. Lewis

Kent E. Lewis

Kent E. Lewis

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brenda R. Lewis and Kent E. Lewis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of November, 2018.

AEWalston

Notary Public
My Commission Expires: 3-2-2021

