THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118350

Karen Y Johnson Davidson County
Batch# 174854 **DEEDWARR**
12/17/2018 10:57:07 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20181217-0122365

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of December, 2018.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tracey N. White, Alexander H. Abriola, Nicholas C. White and Tracey R. White 980 General George Patton Road Nashville TN 37221	**NEW OWNER**	Tax Parcel ID No. 142090D01700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald Edwin Kniffen and wife Margaret Mary Kniffen,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tracey N. White, unmarried, Alexander H. Abriola, unmarried, Nicholas C. White, married, and Tracey R. White, married, as joint tenants with right of survivorship,,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 980, together with the Carport designated No. 980-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Quitclaim Deed from Irene F. Kniffen, unmarried to Donald Edwin Kniffen and wife, Margaret Mary Kniffen, as recorded on the 24th day of October, 1997 in Deed Book 10657, Page 215; Affidavit to Rescind Trustee's Sale and Substitute Trustee's Deed recorded in Instrument No. 20050504-0049708 and Warranty Deed from Haury & Smith Contractors, Inc. to Irene F. Kniffen, unmarried, as recorded on the 14th day of June, 1982 in Deed Book 5898, Page 69, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6, PHASE 1, RIVER PLANTATION, as recorded in Plat Book 5200, Page(s) 359 and 360.

Charter of River Plantation Section 6 Condominium Homeowners Association recorded in Instrument No. 20050415-0042393.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION Condominium of record in Book 5794, Page 526 , as amended by instrument(s) of record in Instrument Nos. 20050504-0050172, 20060512-0056329, 20080423-0041324, 20080429-0043657 and 20100415-0028541; also subject to easements, rights and interests 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 building thereon.

Easement for Comcast Cable, recorded in Instrument No. 20121114-0104723.

This is improved property located at 980 General George Patton Road Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 13th day of December, 2018.

Donald Edwin Kniffen Margaret Mary Kniffen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Edwin Kniffen and Margaret Mary Kniffen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2018.

Notary Public
My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022