Karen Johnson Davidson County
Batch# 208102 DEEDWARR
03/20/2019 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $643.80
20190320-0025389

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2019.

Notary Public
MY COMMISSION EXPIRES: 12.1.20
File No. G19-4352

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Natalie Marshall and Andrew Marshall (NAME) | New Owner (NAME) | 52-13-A-16 CO |
| 2735 Penn Meade Drive (STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, I, **Lauray D. Sowell, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie Marshall and Andrew Marshall, 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. 16 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase I, of record in Book 6900, Page 671, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Lauray D. Sowell and wife, Dorothy L. Sowell by Deed dated December 30, 1988 from Fox Ridge Homes, Inc., recorded January 5, 1989, in Book 7745, Page 528, in the Official Records of Davidson County, Tennessee. The said Dorothy L. Sowell having since died June 1, 2014, leaving title vested in Lauray D. Sowell as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Common Area convevyed to HOA in Instrument No. 20031126-0171892, Register's Office of Davidson County, Tennessee.

2. Master Deed/Bylaws in Book 7566, page 571, Instrument Nos. 20040915-0111299 and 20040915-0111301, Register's Office of Davidson County, Tennessee.

3. Boundary Survey for River Glen, PUD in Book 6900, page 650 and 651, Register's Office of Davidson County, Tennessee.

4. Stormwater Detention Agreement in Instrument No. 20010816-0088874, Register's Office of Davidson County, Tennessee.

5. Charter of HOA in Book 8069, page 158 and Instrument No. 20020425-0051348, Register's Office of Davidson County, Tennessee.

6. Easement for water and sewer in Book 7061, page 196, Register's Office of Davidson County, Tennessee.

7. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 671, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 2735 Penn Meade Drive, Nashville, TN 37214.

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.

Witness my/our ~~hand(s) this~~ 19th day of March, 2019.

Lauray D. Sowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2019, before me personally appeared Lauray D. Sowell, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my ~~hand~~, at office, this 19th day of March, 2019.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

