File Box 8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 212389 DEEDWARR
04/01/2019 02:28:35 PM 2 pgs
Fees: $13.00 Taxes: $924.63

20190401-0029226

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Kevin Michael Elder	new owner	142-09-0D-056.00-CO
(NAME)	(NAME)	
104 Spring Ridge Lane		
(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 considerations, the receipt of which is hereby acknowledged, we Robert M. Humphreys and Marcia Kay Humphreys, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Kevin Michael Elder and spouse, Catherine N. Elder, a one-half interest, and Dorothy Potter Nash, a one-half interest. The half interest, as they relate to one another, shall be held as joint tenants with right of survivorship, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1012, together with the Carport designated No. 1012-C, on the Plan of River Plantation, Section Six, Phase one, of record in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, Which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Robert M. Humphreys and Marcia Kay Humphreys, husband and wife by Warranty Deed from David B. Krause and wife, Nora Butler Krause dated March 14, 2001 and recorded March 21, 2001 of record in Instrument No. 200103210027117, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1012 General George Paton Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 379837
Warranty Deed TN

INDEMNITY: I AGREE TO PAY ON DEMAND TO THE PURCHASERS AND/OR LENDER AND/OR TITLE COMPANIES (INCLUDING THE UNDERWRITING TITLE INSURANCE COMPANY) IN THIS TRANSACTION, THEIR SUCCESSORS AND ASSIGNS, ALL AMOUNTS SECURED BY ANY AND ALL LIENS, CLAIMS, OR RIGHTS SHOWN OR NOT SHOWN ABOVE, TOGETHER WITH ALL COSTS, LOSS AND ATTORNEY'S FEES THAT SAID PARTIES MAY INCUR IN CONNECTION WITH SUCH LIENS, PROVIDED SAID LIENS, CLAIMS, OR RIGHTS EITHER CURRENTLY APPLY TO SUCH PROPERTY, OR A PART THEREOF, OR ARE SUBSEQUENTLY ESTABLISHED AGAINST SAID PROPERTY AND ARE CREATED BY ME, KNOWN BY ME OR HAVE AN INCEPTION OR ATTACHMENT DATE PRIOR TO THE CLOSING OF THIS TRANSACTION AND RECORDING OF THE DEED AND/OR MORTGAGE.

The real estate and improvements referred to herein are situated in the State of Tennessee, County of Davidson, and are described as follows, to-wit:

1012 General George Paton Road, Nashville, TN 37221

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1012, together with the Carport designated No. 1012-C, on the Plan of River Plantation, Section Six, Phase one, of record in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, Which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Robert M. Humphreys and Marcia Kay Humphreys, husband and wife by Warranty Deed from David B. Krause and wife, Nora Butler Krause dated March 14, 2001 and recorded March 21, 2001 of record in Instrument No. 200103210027117, Register's Office for Davidson County, Tennessee.

Date: March 27, 2019

Robert M. Humphreys

Marcia Kay Humphreys

State of Alabama
County of Morgan

Subscribed and sworn to before me this 27th day of March, 2019.

Notary Public:
My Commission Expires: My Commission Expires: July 31, 2019