WARRANTY DEED

Karen Johnson Davidson County
Batch# 215758 **DEEDWARR**
04/09/2019 02:30:15 PM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20190409-0032339

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S):
Jonathan B. Golczynski, Sr. and Jill Golczyncki, husband and wife	Pinnacle Bank	142 9F 701
(NAME)	(NAME) 18025 Ballantroft Pkwy 2nd Floor	
701 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlotte, NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190661

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, Mike LaBorg and wife, Teresa LaBorg , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jonathan B. Golczynski, Sr. and Jill Golczyncki, husband and wife, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 701, together with the Carport designated No. 701-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514-517, Book 8123, page 690, as amended in Book 6900, page 654, et seq., Register's Office for Robertson County, Tennessee, and described in Maser Deed recorded in Book 7417, page 396, et seq. rord, and described in Maser Deed recorded in Book 7417, page 396, et seq. 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 VIII, Phase II, Condominium Apartments, contained in the Master Deed and By Laws appended thereto, recorded in Book 7417, page 396-438, 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. This conveyance is also subject to the Covenants Conditions and Restrictions for the River Plantation, Sections 8-11, Umbrella Association, Inc., of record in Book 7389, page 924, Register's Office for Robertson County, Tennessee

BEING the same property conveyed to Mike LaBorg and wife, Teresa LaBorg, by Warranty Deed from Robert Louis Graf, Jr., dated September 17, 2018, and filed of record in Instrument 20180918-0092436, 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, and they By Laws appended thereto, and filed of record in Book 7417, page 396, amended in Instrument 20170921-0096904, and Instrument 20180529-0051185, Register's Office for said County, to restrictions of record in Book 7389, page 924, a TVA Electric Transmission Line Easement of record in Book 2277, page 619 and Book 3028, page 605, Register's Office aforesaid, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 701 General George Patton Road, 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 8th day of April, 2019

Mike LaBorg by [signature] attorney in fact
Mike LaBorg
By Martha Burnett, Attorney in Fact

Teresa LaBorg by [signature] attorney in fact
Teresa LaBorg
By Martha Burnett, Attorney in Fact

STATE OF Tennessee)
County OF ~~Robertson~~ DB
Sumner

Before me personally appeared Martha Burnett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mike LaBorg and Teresa LaBorg, and who acknowledged that he/she executed the same as the free act and deed of Mike LaBorg and Teresa LaBorg.

Witness my hand, at office, this 8th of April, 2019.

[signature]
Notary Public
My Commission Expires: 7-24-2019

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.