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

CRT File No. 190420009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $273,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of April, 2019.

Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 216706 DEEDWARR
04/12/2019 09:27:13 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20190412-0033473

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kaylyn M. Moore 950 Todd Preis Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142-05-0C-072.00 CO

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, **Merlyn C. Lamsin, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kaylyn M. Moore**, ("Grantees"), its 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, Tennessee, being Unit Number G-406, together with the carport designated as G-406-C, on the Plan of Phase One, Section Four, River Plantation Condominiums, of record in Plat Book 4860, Pages 17, 18 and 19, as amended in Book 4860, Page 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Merlyn C. Lamsin, unmarried woman by Special Warranty Deed (Corporation) from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., recorded on the 21st day of June, 2012 in Instrument No. 20120621-0054435, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUMS as recorded in Plat Book 4675, Page(s) 127 and Plat Book 4860, Pages 17, 18 and 19 and amended in Plat Book 4860, Page 107, 108 and 109.

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 4892, Page 440, as amended by instrument(s) of record in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760; 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 Grant of Service and/or Fuel Line, recorded in Book 7776, Page 934.

Easement for Right-of-Way, recorded in Book 2274, Page 547.

Easement for Utilities, recorded in Book 3770, Page 6.

This is improved property located at 950 Todd Preis Drive 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 11th day of April, 2019.

Merlyn C. Lamsin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Merlyn C. Lamsin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022