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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190319542** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $336,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this9th day of April, 2019.<br><br>Notary Public<br>My Commission Expires: |

J ANDERSON · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 219349 DEEDWARR
04/18/2019 08:32:44 AM 2 pgs
Fees: $13.00 Taxes: $1,243.20

20190418-0035612

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Richard Davidson<br>8547 Sawyer Brown Road<br>Nashville TN 37221 | New Owner | Tax Parcel ID No.<br>142-09-0D-197.00 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, **Donald Arkovitz and Martha Arkovitz, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Richard Davidson, unmarried and Kevin Stinson, unmarried, as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8547 , together with the carport designated No. 8547-C on the Horizontal Property Regime for River Plantation, Section Ten, Phase II-B, as recorded in the Master Deed of record in Book 8601, page 341, Book 9394, page 598 , Book 9669, page 111 and by Annexation of Additional Land of record in Instrument of Book 9780, page 284, and as set out in Plat of record in Plat Book 9700, pages 27 & 28, Register's Office for Davidson County, Tennessee, to all of which reference is hereby 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.

Being the same property conveyed to DONALD ARKOVITZ and wife, MARTHA ARKOVITZ, by deed from DONALD MAGEE and wife, EMMA LOU MAGEE, of record in Instrument No. 20070606-0067999, dated May 30, 2007, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 142-09-0D-197.00 CO.

Matters shown on the Plan of record in Plat Book 9700, pages 27 and 28, said Register's Office. Master Deed and By-Laws appended thereto, of record in Book 4661, page 334, Book 9394, page 598, amended in Book 9669, page 111 and Book 9780, page 284 , Instrument No. 20081203-0117317, Instrument No. 20120828-0077603, Instrument No. 20180522-0048991, and amendment to By-Laws of record in Instrument No. 20081203-0117316, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, page 924, said Register's Office.

This is improved property located at 8547 Sawyer Brown 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 9th day of April, 2019.

Donald Arkovitz

Martha Arkovitz

STATE OF Florida )
COUNTY OF Okaloosa )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Arkovitz and Martha Arkovitz, 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 9th day of April, 2019.

LEANN LAGEMANN
Notary Public - State of Florida
Commission # GG 095067
My Comm. Expires May 16, 2021
Bonded through National Notary Assn.

Notary Public

My Commission Expires: May 16, 2021