Karen Johnson Davidson County
Batch# 231095 DEEDWARR
05/16/2019 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20190516-0046403

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 5-2-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Diver	Wells Fargo Bank, N.A.	142-09-0-E-138.00 CO
(NAME) 1352 General George Patton Rd.	(NAME) P. O. Box 51162	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Los Angeles, CA 90051-5462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Carl A. Schreiber, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Diver, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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, State of Tennessee, described as follows, to-wit:

Unit No. 1352, together with the designated carport No. 1352C, in River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of Section Seven, Phase One, River Plantation, Condominium Apartments, recorded in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, 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 Seven, Condominium Apartments, contained in the Master Deed recorded in Book 6226, page 9 and By-Laws of record in Book 6226, page 18 and Amended and Re-Stated By-Laws of record in Instrument No. 20141014-0095009, 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.

Being the same property conveyed to Carl A. Schreiber and wife, Macie E. Schreiber, by Warranty Deed from Haury & Smith Contractors, Inc., dated November 27, 1985, of record in Book 6727, page 1, Register's Office for Davidson County, Tennessee. Macie E. Schreiber having since died and subject property being vested in Carl A. Schreiber as surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the plat of record in Book 5200, pages 705 and 706, amended in Book 6392, page 321; Master Deed establishing a Horizontal Property Regime of River Plantation, Section Seven, of record in Book 6226, page 9; By-Laws of record in Book 6226, page 18 and Instrument No. 20141014-0095009;

Power of Attorney record in Instrument # 201905160046402, Register Office for said County.

Articles of Incorporation/Charter of record in Instrument No. 20070405-0041036 and Instrument No. 20141014-0095008; easement for transmission lines and utility of record in Book 3770, page 6; easement for Communications of record in Book 4861, page 763; Book 4673, page 6 and Book 4755, page 72; easement for right of way of record in Book 4664, page 584; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1352 General George Patton Rd., Nashville, TN 37221
(House Number) (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 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. Wherever 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 hand this 15th day of May, 2019.

Carl A. Schreiber by Lorraine S. Wilson, his Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Lorraine S. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Carl A. Schreiber, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Carl A. Schreiber, the within named bargainor by the said Lorraine S. Wilson as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of May, 2019.

Notary Public
My Commission Expires: _____

File No.: 29381

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires
January 30, 2022

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.