G#31832-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 231667 DEEDWARR
05/17/2019 02:56:08 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20190517-0046884

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2019.

Notary Public

My commission expires:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nicole Marie Fox and Santhanai Xayvong	new owner	**142 01 0 A 034 00 CO**
8207 Sawyer Brown Road #F-2		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Harold Dee Witt, Jr. A/K/A Harold D. Witt, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole Marie Fox and Santhanai Xayvong, wife and husband

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. F-2, together with the carport designated F-2-C, of Section I, River Plantation Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of River Plantation (Section One) Condominiums, of record in Book 4562, Page 474, and Supplement and Amendment of record in Instrument No. 20051020-0126564 and amended in Instrument No. 20140219-0014288, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws of record in Book 4562, Page 490, and as amended in Instrument No. 20051020-0126564, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominium Apartments, Section I, of record in Book 4460, Page 59, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Harold D. Witt and wife, Judy K. Witt, tenancy by the entirety, by Warranty Deed dated October 31, 2014, from Chris Steward, married, and Marlin Chapman, married, of record in Instrument No. 20141104-0101806, Register's Office for Davidson County, Tennessee. The parties having divorced. The said Judy K. Witt, an unmarried woman, conveyed her interest to Harold Dee Witt, Jr., an unmarried man, by Quitclaim Deed dated November 9, 2018, of record in Instrument No. 20181129-0116313, said Register's Office.

HAROLD D. Witt and Harold Dee Witt, Jr., being one and the same person.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4460, Page 59, Register's Office for Davidson County, Tennessee;

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E-VRES-19-8201

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed for River Plantation (Section One) Condominiums, of record in Book 4562, Page 474, and supplement and amendment of record in Instrument No. 20051020-0126564 and amended in Instrument No. 20140219-0014288, said Register's Office;

3) By-Laws of River Plantation (Section One) Homeowners Association, Inc., of record in Book 4562, Page 490, and as amended in Instrument No. 20051020-0126564, said Register's Office;

4) Charter of River Plantation Section One Condominiums Homeowners Association, of record in Instrument No. 20050818-0098515, said Register's Office;

5) All matters shown on the Boundary Plat of record in Book 4460, Page 18, said Register's Office;

6) Easement granted to Harpeth Valley Utility District of record in Book 3700, Page 6, said Register's Office;

7) Easement to South Central Bell Telephone Co., of record in Book 4673, Page 6, and corrected in Book 4755, Page 72, said Register's Office; and,

8) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **8207 Sawyer Brown Road #F-2, Nashville, TN 37221**.

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 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/our hand(s) this **14th** day of **May, 2019.**

Harold Dee Witt, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Harold Dee Witt, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **May, 2019.**

Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY