THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023148** Karen Johnson Davidson County Batch# 311238 DEEDWARR 11/05/2019 11:28:33 AM 2 pgs Fees: $13.00 Taxes: $806.23 20191105-0114233	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $217,900.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2019. Notary Public My Commission Expires: MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner: Thomas M. Stocker 529 Plantation Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 05 0A 114.00

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, **Roger A. Baker and Catherine A. Baker, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas M. Stocker, unmarried,** ("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 No. S-8 together with the carport designated as S-*-C on the plan of SECTION 2, RIVER PLANTATION, CONDOMINIUM APARTMENTS, of record in Plat Book 4460, Page 136-137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roger A. Baker and wife, Catherine A. Baker, by Warranty Deed from Scott A. Skibbie, married, of record in Instrument No. 20110610-0044420, in the Register's Office of Davidson County, Tennessee, dated May 27, 2011, and recorded on June 10, 2011.

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 2020 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 SECTION TWO, RIVER PLANTATION, as recorded in Plat Book 4460, Page(s) 80.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, RIVER PLANTATION, CONDOMINIUM APARTMENTS, as recorded in Plat Book 4460, Page(s) 136 and 137.

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 (SECTION TWO) Condominium of record in Book 4661, Page 334, as amended by instrument(s) of record in Instrument No. 20120828-

0077603 and Instrument No. 20180522-0048991; 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 Broadband Communications Services, recorded in Instrument No. 20130517-0050159.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 529 Plantation Court 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 30th day of October, 2019.

Roger A. Baker

Catherine A. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roger A. Baker and Catherine A. Baker, 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 30th day of October, 2019.

Notary Public

My Commission Expires:

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