WARRANTY DEED

Karen Johnson Davidson County
Batch# 362407 DEEDWARR
02/24/2020 12:13:41 PM 2 pgs
Fees: $13.00 Taxes: $808.45

20200224-0020204

Y-VRES-20-2504

Margaret R. Means Notary Public State of Tennessee Davidson County My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Skyler Sanders and Anthony Spelta	**First National Bank of Middle Tennessee**	
(NAME)	(NAME)	**052-13-0B-014.00-CO**
2504 Sonar Street	**200 East Main Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**McMinnville, TN 37110**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDGAR T. THORNTON, III AND DEBORAH THORNTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SKYLER SANDERS AND ANTHONY SPELTA, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit No. 84, as created and established by the Master Deed and By-Laws for River Glen, a Horizontal property regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee and as shown and described on the Plan for River Glen, Phase IIB, of record in Book 6900, Page 819, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7724, Page 293, said Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By-Laws by instrument of record in Book 7724, Page 293, said Register's Office, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Edgar T. Thornton, III and Deborah Thornton by Warranty deed from Aziz Ashurov dba Capital Asset, LLC of record in Instrument No. 20160302-0019969 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 02, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 819, Book 6900, Page 804, Book 6900, Page 650 and Book 6900, Page 807, Register's Office for Davidson County, Tennessee.
- Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Boundary Plat(s) and Right of Way dedication for Phase II A & B recorded in Plat Book 6900, page 608, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Glen Condominiums of record in Book 7566, Page 571 and Book 7724, Page 293 and Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee.
- Homeowners Assessment of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee.
- Resolution for River Glen Condominiums of record in Instrument Number 20040915-0111301, in the Register's Office for Davidson County, Tennessee.
- Common Area conveyed to Homeowners Association of record in Instrument Number 20031126-0171892, in the Register's Office for Davidson County, Tennessee.
- Easement for 20' roadway to USA of record in Book 186, Page 559, in the Register's Office for Davidson County, Tennessee.
- Flowage Easement of record in Book 2200, Page 119, in the Register's Office for Davidson County, Tennessee.
- Easement for Electric Transmission Lines of record in Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 674, Page 687, in the Register's Office for Davidson County, Tennessee.

- Deed of Conveyance to Metro Government for Sanitary Sewers of record in Book 7061, Page 172, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Water Mains of record in Book 7061, Page 196, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2504 Sonar Street, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF FEBRUARY, 2020.

Edgar T. Thornton, III by Meredith M. Thornton, Attorney-In-Fact

Deborah Thornton by Meredith M. Thornton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEREDITH M. THORNTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EDGAR T. THORNTON, III AND DEBORAH THORNTON, and who acknowledged he/she/they executed the same as the free act and deed of the said EDGAR T. THORNTON, III AND DEBORAH THORNTON.

Witness my hand and official seal, this the 18th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212