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Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $268,000.00

Affiant

Subscribed and sworn to before me this 27th day of March, 2020.

Notary Public
My commission expires: 11/3/20

Karen Johnson Davidson County
Batch# 379511 DEEDWARR
03/30/2020 03:31:44 PM 2 pgs
Fees: $13.00 Taxes: $991.60

20200330-0034114

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Melat Zelalem Keberet 906 Todd Preis Drive Nashville, TN 37221	PrimeLending 18111 Preston Road, Ste 900 Dallas, TX 75252	142-05-0D-004.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Earl F. Smith, III, an unmarried man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Melat Zelalem Keberet, an unmarried person,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being all of Unit A-404 along with Carport A-404-C, on the plan of Amended Plat, Buildings A, K, N, R, U, W, X, Y, & Z, Phase One, Section Four, River Plantation Condominium Apartments, of record in Plat Book 4860 Pages 107-109, said Register's Office, reference to which is hereby made for a more complete description, being further established by the Master Deed of record in Book 4892 Page 440 as amended in Book 4956 Page 756 and Instruments 20050128-0010626 and 20050602-0062760, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Earl F. Smith III, an unmarried man, by deed from Eloise M. Taylor, an unmarried woman, of record in Instrument No. 20121205-0111981, Register's Office for Davidson County, Tennessee, and dated November 19, 2012.

This conveyance is made subject to the following:

1. Grant of Gas Service line of Fuel Line Easement of record in Book 7776 Page 934 Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 2274 Page 547 and Book 3770 Page 6 Register's Office for Davidson County, Tennessee.

3. Charter for River Plantation Condominiums Homeowners Association of record in Instrument No. 20050415-0042394 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded in Master Deed Book 4892 Page 440 and amended in Book 4956 Page 756 and Instrument No. 20050602-0062760 in the official records of the Davidson County Register of Deeds.

5. ByLaws of record in Book 4892 Page 456 and amended in Book 7850 Page 955, and Instrument No. 20050602-0062760 Register's Office for Davidson County, Tennessee.

This property is improved property known as 906 Todd Preis Drive, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27th day of March, 2020.

Earl F. Smith, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of March, 2020, before me personally appeared Earl F. Smith, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of March, 2020.

Notary Signature
My commission expires 7/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY