Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 412904 DEEDWARR
06/10/2020 12:01:50 PM 2 pgs
Fees: $13.00 Taxes: $895.40
20200610-0059513

Address New Owners as:	Tax Bill To:	Map / Parcel
Angela Naifeh 886 General George Road Nashville, TN 37221	New Owners	142-9B886

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Allison M. Thomas and Patricia P. Thomas, husband and wife** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, **Angela S. Naifeh, single woman,** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment being Unit 886, together with the Carport designated No. 886-C, River Plantation, Section Five, Phase One, a condominium, a Horizontal Property Regime located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of record in Book 5200, pages 145-146, said Register's Office and described in the Master Deed of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Master Deed and By Laws appended thereto, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Allison M. Thomas and Patricia P. Thomas, husband and wife by Quitclaim Deed from Patricia P. Thomas, of record in Instrument No. 20121015-0094017, Register's Office for Davidson County, Tennessee.

This is improved property known as 886 General George Patton Road, Nashville, TN 37215.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Master Deed as of record in Book 5410, Page 248, said Register's Office..
3. Easement as of record in Book 174, Page 70, Book 2274, Page 547 and Book 3770. Page 6, said Register's Office.
4. Subject to all matters of plat of record in Book 5200, Pages 145 and 146, said Register's Office.
5. Subject to all matters on boundary plat of record in Book 5200, Page 135, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $242,000.00

Affiant

Subscribed and sworn to before me this 9th day of June, 2020.

Notary Public

My Commission Expires: 5/3/21

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of June, 2020.

Allison M. Thomas

Patricia P. Thomas

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Allison M. Thomas and Patricia P. Thomas, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 9th day of June, 2020.

Notary Public

My Commission Expires: 05/03/2021

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021