THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CTNG-20-1884

Karen Johnson Davidson County
Batch# 428552 DEEDWARR
06/30/2020 12:45:56 PM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20200630-0070737

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Lara Wohlgemuth Burr and James Robert Wohlemuth 1284 General George Patton Road Nashville, TN 37221	new owners	142-09-0E-083.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Donald A. Young, Jr. and Ann H. Young**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Lara Wohlgemuth Burr and James Robert Wohlgemuth**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, being Unit No. 1284, on the Plan of River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Seven, condominium apartments, recorded in Book 5200, page 705 and 706, as amended Book 6392, page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, as amended in Book 6392, page 321, Register's Office the Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the Apartments, Property, Co—Owners and Tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By—Laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, are incorporated in this Deed reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Donald A. Young, Jr., unmarried, by Warranty Deed from Brett L. Milner and Lynn G. Milner, husband and wife, of record on December 18, 2015, at Instrument No. 20151218-0127558, Davidson County Register of Deeds.

This property is commonly known as 1284 General George Patton Road, Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 26th **day of June, 2020:**

Donald A. Young Jr. **Ann H. Young**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald A. Young Jr.** and **Ann H. Young,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of June, 2020.

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

My Commission Expires: ~~1/8/24~~

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$299,000.00**:

Affiant

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26th DAY OF June, 2020.

Notary Public My Commission Expires: 1/8/24