2

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200628090

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Patricia Presley Biggs
Affiant

Subscribed and sworn to before me, this 11th day of August, 2020.

Notary Public
My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023

Karen Johnson Davidson County
Batch# 458222 DEEDWARR
08/17/2020 10:41:33 AM 2 pgs
Fees: $13.00 Taxes: $895.40

20200817-0091841

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patricia Presley Biggs 8207 Sawyer Brown Road J3 Nashville TN 37221	SAME	Tax Parcel ID No. 142 01 0A 059.00

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, **Kristy King, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Presley Biggs, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. J-3, together with the Carport designation No. J-3-C, as shown on the plan Section I, River Plantation, Condominium Apartments, as shown on plat of record in Plan Book 4460, Page 59, Register's Office for Davidson County, Tennessee, and as shown on a Horizontal Property Regime, established by the Master Deed of record in Book 4562, Page 474, and amended of record in Instrument 20051020-0126564 and Instrument 20140219-0014288, 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 Kristy King, unmarried, by Warranty Deed from Jane B. Brewster, unmarried, of record in Instrument No. 20151002-0100317, in the Register's Office of Davidson County, Tennessee, dated September 30, 2015 and recorded on October 02, 2015.

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.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section I, River Plantation, Condominium Apartments, as recorded in Plat Book 4460, Page(s) 59.

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 One) Condominium of record in Book 4562, Page 474, as amended by

instrument(s) of record in 20051020-0126564; 20140219-0014288; 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.

This is improved property located at 8207 Sawyer Brown Road J3 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 13th day of August, 2020.

Kristy King by Herbert King as Attorney-in-fact

Kristy King
BY: Herbert King, 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, Herbert King , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kristy King and that he is authorized by Kristy King to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of August, 2020.

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

Notary Public
My Commission Expires: _____