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

CRT File No. 20082994

SHEBA KINGREY 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: $225,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of September, 2020.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 484590 **DEEDWARR**
09/28/2020 12:24:21 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20200928-0111290

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dany A. Flynn 8912 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142 09 0H 045.00

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, **Franklin P. Michels, Jr. and Sara Martin Michels, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dany A. Flynn**, ("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. 8912, together with the Carport designated as 8912-C of River Plantation, Section IX, Phase II-E, a condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 8061, Page 341, and Annexation of Phase II-E, of record in Book 9053, Page 256, and as amended in Book 9326, Page 713, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Final Plat of River Plantation Condominiums, as of record in Book 7900, Page 583 and 584, said Register's Office, for a more complete description of such unit.

Being the same property conveyed to Franklin P. Michels, Jr. and Sara Martin Michels, husband and wife, by Warranty Deed From Dennis G. Schrader, an unmarried man, of record in Instrument No. 20160413-0035209, in the Register's Office of Davidson County, Tennessee, dated April 07, 2016 and recorded on April 13, 2016.

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.

County of Davidson 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 River Plantation Section IX - Phase II-E, as recorded in Plat Book 7900, Page(s) 583 and 584.

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 Nine) Condominium of record in Book 8061, Page 341, as amended by instrument(s) of record in Book 9326, Page 713, as annexation in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, Book 9053, Page 256 and Book 9247, Page 951, as amended in bylaws recorded in Instrument No. 20041124-0140994 and Instrument No. 20180501-0041146.

This is improved property located at 8912 Sawyer Brown Road 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 25th day of September, 2020.

Franklin P. Michels, Jr. Sara Martin Michels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Franklin P. Michels, Jr. and Sara Martin Michels, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021