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

CRT File No. 200829939

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Theresa L. Smith
Affiant

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

L. Dyke Tatum
Notary Public L. Dyke Tatum
My Commission Expires: 5/3/2021

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Karen Johnson Davidson County
Batch# 496822 **DEEDWARR**
10/16/2020 09:22:11 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20201016-0120473

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katelyn Umstead 949 Todd Preis Drive Nashville TN 37221	Keller Mortgage, LLC dba Keller Mortgage 4725 Lakehurst Court, Suite 400 Dublin, OH 43016	Tax Parcel ID No. 142 05 0C 071.00

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, **Todd Miller King and Tracey Lynn King, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katelyn Umstead,*** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: * a single woman

A certain condominium apartment in Davidson County, Tennessee, being Unit No. G-405C together with carport designated as G-405C, in River Plantation, Phase One, Section Four, a Condominium, a Horizontal Property Regime, as shown on the plan of Phase one, Section Four, River Plantation Condominium Apartments, a Horizontal Property Regime, of record in Book 4860, Pages 17, 18 and 19 and as amended in Book 4860, Pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 4892, Page 440, as amended in Book 4956, Page 756. Instrument Nos. 20050128-0010626 and 20050602-0062760, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easement, restrictive covenants, conditions and regulation imposed upon and relating to apartments, property, co- owners and tenants of River Plantation, Phase One, Section Four, Condominium Apartments, contained in the Master Deed in Book 4892, Page 440, as amended in Book 4956, Page 756. Instrument Nos. 20050128-0010626 and 20050602-0062760 and By-Laws in Book 4892, Page 456, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as through copied herein.

Being the same property conveyed to Todd King, a single man, by Warranty Deed from The Fant Family Revocable Living Trust, dated April 29, 2010, John E. Fant and Mary E. Fant, Trustors and/or Trustees, of record in Instrument No. 20160829-0090179, in the Register's Office of Davidson County, Tennessee, dated August 29, 2016 and recorded on August 29, 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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS, as recorded in Plat Book 4860, Page(s) 17 to 19, as amended in Plat Book 4860, Page 107 to 109.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, RIVER PLANTATION, as recorded in Plat Book 4860, Page(s) 16.

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 Four) of record in Book 4892, Page 440, as amended by instrument(s) of record in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760; 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.

Easement for Right-of-Way, recorded in Book 2274, Page 547.

Easement for Utilities, recorded in Book 3770, Page 6.

Easement for Grant of Gas Service Line or Fuel Line, recorded in Book 7776, Page 934.

This is improved property located at 949 Todd Preis Drive 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 9th day of October, 2020.

Todd Miller King

Tracey Lynn King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd Miller King and Tracey Lynn King, with whom I am personally acquainted, and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2020.

Notary Public

My Commission Expires: _____

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

KATE ROSENTHAL STATE OF TENNESSEE 2022