WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFF

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

A-SB-WG-20-8300-R304

Karen Johnson Davidson County
Batch# 551886 **DEEDWARR**
01/11/2021 12:12:58 PM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20210111-0004664

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tessa Rubin **Kathleen Bell Kimbro** **Pauline Kimbro Diprojetto**	**Lincoln Home Loans, LLC**	
(NAME) **8300 Sawyer Brown Rd #R304**	(NAME) **40 Burton Hills Boulevard, Suite 200**	**142-05-0B-099-00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL WHITNEY CANTRELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TESSA RUBIN, UNMARRIED AND KATHLEEN BELL KIMBRO, UNMARRIED AND PAULINE KIMBRO DIPROJETTO, UNMARRIED, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit R-304, Section Three, River Plantation, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road Davidson County, Tennessee, as shown on the plat of River Plantation Condominium Apartments, recorded in Plat Book 4675, page 75, amended in Plat Book 4675, page 105, said Register's Office, and described in a Master Deed recorded in Book 4784, page 464, as amended in Book 6231, page 156, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and reg lations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation Condominium Apartments, contained in the Master Deed recorded in Book 4784, page 464, as amended in Book 6231, page 156, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Rachel Whitney Cantrell, unmarried by Warranty deed from Bobby B. Simmons and wife, Mary L. Simmons of record in Instrument No. 20160419-0037649 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 19, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 4675, Page (s) 75 through 77, inclusive, amended in Book 4675, Pages 102 through 105, inclusive and Book 4460, Page 200, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section Threeof record in Book 4784, Page 464, Book 4784, Page 482 and Book 5785, Page 180, Register's Office for Davidson County, Tennessee.
- Grant of easement of record in Instrument Number 20121114-0104719, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8300 Sawyer Brown Rd #R304, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this the 6th DAY OF JANUARY, 2021.

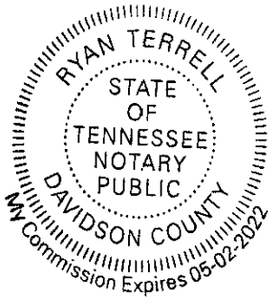
Rachel Whitney Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL WHITNEY CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212