WARRANTY DEED

Karen Johnson Davidson County
Batch# 700506 **DEEDWARR**
08/18/2021 03:04:58 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210818-0111994

T-AGRES-21-1016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2021.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Shauna Matthews	**Mortgage Research Center LLC DBA Veterans United Home Loans**	
(NAME) **1016 General George Patton Road**	(NAME) **1400 Veterans United Drive**	**142-09-0D-109.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Columbia, MO 65203**	
(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, **DAWN MICHELLE JEN LEVINE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAUNA MATTHEWS, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, Being Unit No. 1016 together with carport designated as 1016-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, of record in Book 5200, Page 359 and 360: and as shown on the Master Deed in Book 5794, Page 526; Book 5794, Page 539; Instrument No. 20050504-0050172; Instrument No. 20080423-0041324 corrected in Instrument No. 20080429-0043657, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dawn Michaelle Jen Levine, unmarried, by Warranty Deed from Jessica N. Levine Daniel, married, and Matthew W. Levine, un-married, heirs at law of David B. Levine of record in Instrument No. 20201230-0154609 Register's Office for Davidson County, Tennessee, dated December 22, 2020 and recorded on December 30, 2020.

Further being the same property conveyed to David B.Levine by Quitclaim Deed from Bettye A. Levine of record in Book 11082, Page 882, Register's Office for Davidson County, Tennessee, dated August 13, 1998 and recorded on August 26, 1998. The said David B. Levine having since died on May 30, 2020, survived by children Jessica N. Levine Daniel, Matthew W. Levine and Dawn Michelle Jen Levine, his widow. Affidavit of Heirship of record in Instrument No. 20201230-0154608, in said register's office.

Further being the same property conveyed to David B. Levine and wife, Bettye A. Levine, by Warranty Deed from Randall S. Hearon and wife, Marion F. Hearon, of record in Book 6823, Page 300, Register's Office for Davidson County, Tennessee, dated April 03, 1986 and recorded on April 07, 1986.

This conveyance is subject to:
• Taxes for the year 2021 and thereafter, not yet due and payable.
• All matters shown on the Plan of record in Book 5200, pages 359 & 360, Certificate of Correction in Book 5807, page 669, Register's Office for Davidson County, Tennessee.
• All matters shown on the Plan of record in Book 5200, page 347, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for

the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Six, Phase 1, with By-Laws and Rules and Regulations appended thereto, of record in Book 5794, Page 526, amended in Book 5794, Page 539, Instrument No. 20050504-0050172 and Instrument No. 20060512-0056329, Supplement and Amendment to Master Deed in Instrument No. 20080423-0041324, corrected in Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee.

- Charter of River Plantation Section Six Condominiums Homeowners' Association, Inc. of record in Instrument 20050415-0042393, Register's Office for Davidson County, Tennessee.
- Notice of Restrictive Covenants Violation of record in Instrument Number 20120612-0051165, in the Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utility District in Book 3770, page 6, Register's Office for Davidson County, Tennessee.
- Easement in favor of United States of America for Tennessee Valley Authority Transmission Lines or Towers in Book 2274, page 547, and Book 3028, Page 605 Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20121114-0104723, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20090825-0079855, in the Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Instrument Number 20100415-0028541, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewers and drainage purposes of record in Book 7400, Page 792, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1016 General George Patton Road, 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 16 DAY OF AUGUST, 2021.

Dawn Michelle Jen Levine by Kate Nyquist, Attorney In Fact

Dawn Michelle Jen Levine by Kate Nyquist, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Kate Nyquist, as ATTORNEY IN FACT FOR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAWN MICHELLE JEN LEVINE, 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 16th of August, 2021.

Lauren Rose Ewing
Notary Public
My Commission Expires: _____
(SEAL)

LAUREN ROSE EWING
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

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