WARRANTY DEED

Karen Johnson Davidson County
Batch# 851575 WARRANTY DEED
05/06/2022 08:51:35 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220506-0052335

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of May 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue South Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Etta Sue Breeding Turpin	New Owner	142 05 0C 008.00
(NAME)	(NAME)	
4400 Belmont Park Terrace Unit 123		
(ADDRESS)	(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 considerations, the receipt of which is hereby acknowledged, **William M. Barrett, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Etta Sue Breeding Turpin, as Trusteee of The Etta Sue Breeding Turpin Rev Living Trust dated November 20, 1998,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. Z-403 together with the carport designated as Z403-C, on the plan of Amended Plat - Buildings A,K,N,R,U,W,X,Y & Z, Phase One, Section Four, River Plantation, Condominium Apartments of record in Plat Book 4860, Page 107, 108, and 109, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William M. Barrett, unmarried, by Quitclaim Deed from Mark A. Barrett, of record in Instrument No. 20130822-0088727, in the Register's Office of Davidson County, Tennessee, dated August 16, 2013 and recorded on August 22, 2013.

Being the same property conveyed to Mark A. Barrett and William M. Barrett, Tenants in Common by Warranty Deed from Michael Chilando, Married and Larry Maxwell, Married of record in Instrument No. 20111003-0076566, Register's Office for Davidson County, Tennessee, dated September 27, 2011 and recorded on October 03, 2011.

This conveyance is subject to the following: Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation, Section Four, as recorded in Plat Book 4675, Page(s) 127. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Amended Plat - Buildings A,K,N,R,U,W,X,Y & Z,, Phase One, Section Four, River Plantation, Condominium Apartments, as

recorded in Plat Book 4860, Page(s) 107, 108 & 109. 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) Condominium of record in Book 4892, Page 440, as amended by instrument(s) of record in Book 4956, Page 756, Instrument No. 20050128-0010626 and Supplement and Amendment of recorded in 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; Book 2277, Page 619 and Book 6028, Page 605.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1055 Todd Preis Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 3 day of May 2022.

William M Barrett

William M. Barrett

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Barrett, bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3 day of May, 2022.

Kimberly D Hicks

Notary Public:
My Commission Expires: 1-21-24

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064