Karen Johnson Davidson County
Batch# 860583 DEEDWARR
05/23/2022 11:31:35 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20220523-0059517

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Ruigh and Susan Ruigh	New Owner	Map: 142090D21800CO
(NAME) 8538 Sawyer Brown Rd.	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SEVENTY-FOUR THOUSAND NINE HUNDRED NINETY-NINE AND NO/100 DOLLARS ($474,999.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DENNIS S. PRATER AND WIFE, PATRICIA J. PRATER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES RUIGH AND WIFE, SUSAN RUIGH,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as being a certain condominium, being Unit No. 8538, together with Carport designated No. 8538-C, in River Plantation, Section Ten, Phase II-C a Condominium Horizontal Property Regime, located on Sawyer Brown Road, as shown on the Plat of record in Plat Book 9700, Pages 143, and 144, and revised Plat of record in Book 9700, Pages 186 and 187, Register's Office for Davidson County, Tennessee , and described in a Master Deed recorded in Book 9394, Page 598 and in annexation document in Book 10024, Page 409, Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Dennis S. Prater and Patricia J. Prater, husband and wife, by deed from Jean P. Lomax, an unmarried person, of record in Instrument No. 20150504-0040412, dated April 30, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Pages 186 and 187, revising Plat Book 9700, Pages 143 and 144, said Register's Office; (3) TVA Easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee; (4) Easement to Harpeth Valley Utility District of record in 3770, Page 6, in the Register's Office for Davidson County, Tennessee; (5) Charter for Homeowners Association of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee; (6) All matters of record in Plat Book 6900, Page 397, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9394, Page 598, amended in Book 10024, Page 409 and Instrument No. 20081203-0117317, and Book 9394, Page 613, amended in Instrument No. 20081203-0117316, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 8538 Sawyer Brown Rd., Nashville, TN 37221
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 18th day of May, 2022.

Dennis S. Prater

Patricia J. Prater

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 18th day of May, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY