THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220541032**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2022. Notary Public My Commission Expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 870004 DEEDWARR
06/13/2022 12:13:33 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220613-0066981

WARRANTY DEED

Address New Owner: Michael Fletcher 405 Plantation Court Nashville TN 37221	Send Tax Bills To: «Same	Tax Information: Tax Parcel ID No. 142-05-0A-079.00-CO

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, **Matthew Mead and Sarah Robyn Wessel, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael Ray Fletcher, unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. L-3 with the Carport designated No. L3-C on the Plan of River Plantation, Section 2, Condominium Apartments of record in Book 4460, Page(s) 136 & 137, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Mead and Sarah Robyn Wessel, husband and wife by Warranty deed from Joseph S. Kowalski and Tammy J. Kowalski, husband and wife of record in Instrument No. 20151125-0119439 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 25, 2015.

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 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 136 & 137, 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 of record in Book 4661, Page 334, as amended in Instrument No. 20120828-0077603 and Scrivener's Affidavit recorded in Instrument No. 20120828-0077595 and amended in Instrument No. 20180522-0048991 Register's Office for Davidson County, Tennessee.

By-Laws appended to Master Deed of record in Book 4661, Page 353, amended in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, amended in Instrument No. 20120828-0077595 and Scrivener's Affidavit in Instrument No. 20121207-0113069 and

amended in Instument No. 20180522-0048990 in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of record in Instrument Number 20110831-0067570, in the Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20130517-0050159, in the Register's Office for Davidson County, Tennessee.
TVA Easement of record in Book 2274, Page 574, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20070228-0024449 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 405 Plantation Court 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 warrant this instrument is effective as of the 10th day of June, 2022.

Matthew Mead

Sarah Robyn Wessel

STATE OF MA)
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Mead and Sarah Robyn Wessel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2022.

Notary Public

My Commission Expires: 3/2/23

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 2, 2023