WARRANTY DEED

FILE BOX 19B
03-12-016-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Velta Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of December, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/16/03 11:15 2pgs
Fees:13.00 Taxes:555.00

20031216-0179524

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Velta Nelson	**"New Owner"**	142-09-0-D
(NAME) 1059 General George Patton Road	(NAME)	130.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Carolyn Beauchamp Gerrand, Trustee U/A/D August 31, 1998 of The Gerrand Revocable Living Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Velta Nelson, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, a 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 being Unit No. 1059, together with the Carport designated No. 1059-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime of River Plantation, subject to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 5794, Page 526, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation Condominium Apartments, of record in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed in Book 5794, Page 526, said Register's Office to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Carolyn Beauchamp Gerrand, Trustee U/A/D, August 31, 1998, of The Gerrand Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, by Deed from Carolyn B. Gerrand, individually, of record in Book 11096, Page 641, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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 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 building 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 6, Phase 1, Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1059 General George Patton Road, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 11th day of December 2003.

Carolyn Beauchamp Gerrand, Trustee U/A/D
August 31, 1998 of The Gerrand Revocable Living Trust

By: Carolyn B. Gerrand, Trustee
Carolyn B. Gerrand, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Carolyn B. Gerrand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the **Trustee U/A/D August 31, 1998 of The Gerrand Revocable Living Trust**, the within named bargainor(s), and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of December 2003.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.