PICK-UP

Davidson County DEEDWARR
Recvd: 02/13/07 11:35 2 pg
Fees:13.00 Taxes:707.44

20070213-0018280

DANIELLE GRIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

WARRANTY DEED

G-FC-07-1318

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,200.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Welker	NEW OWNER	
1318 General George Patton Road	(NAME) 1318 GENGEORGE PATTON RD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2443	NASHVILLE, TN. 37221	142-9E-104.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JUNE R. WHITE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN WELKER, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING UNIT NO. 1318, TOGETHER WITH THE CARPORT DESIGNATED NO. 1318-C, IN RIVER PLANTATION, SECTION SEVEN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD AND GENERAL GEORGE PATTON ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION SEVEN, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 5200, PAGES 705 AND 706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6226, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION SEVEN, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 6226, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO ORVILLE O. WHITE AND WIFE, JUNE R. WHITE BY WARRANTY DEED FROM HAURY AND SMITH CONTRACTORS, INC., RECORDED ON THE 25TH DAY OF January, 1985 IN DEED BOOK 6481, PAGE 396, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The said Orville O. White having since died leaving June R. White the surviving tenant by the entirety.

This Instrument is being executed in behalf of June R. White pursuant to a General Power of Attorney executed by same on the 9th day of November, 2006, recorded ~~simultaneously~~ ~~herewith~~ in Instrument No. 20070205-0014483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 5200, Page(s) 705 and 706 amended in Book 6392, Page 321; Book 6226, Page 18; Book 6226, Page 9, as amended by instrument(s) of record in Book 6392, page 321, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1318 General George Patton Road, Nashville, Tennessee 37221-2443
(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), 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 5th day of February, 2007.

June R White BY Thomas Bryson White ATTORNEY IN FACT

June R. White by Thomas Bryson White, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of February, 2007, before me personally appeared Thomas Bryson White to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of June R. White and who acknowledged he/she/they executed the same as the free act and deed of the said June R. White.

Witness my hand and official seal, this the 5th day of February, 2007.

Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903