WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$190,000.00**

Rose C. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires JULY 21 2010

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rose C. Davis	**Access National Mortgage**	**142-9-F-512CO**
(NAME)	(NAME)	
512 General George Patton	**1800 Robert Fulton Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Reston, VA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jerry L. Clifft and wife, Janice L. Clifft**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rose C. Davis**, 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:

Unit No. 512, together with the Carport designed no. 512-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, record in Book 6900, pages 514, 516 and 517, Register's office for Davidson County, Tennessee and amended in Book 6900, Pages 654 thru 657 and described in a Master Deed recorded in Book 7417, Pages 396, et. Seq., said Register's office to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, said Register's Office are incorporated in this deed by reference and made apart hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Associations, Inc., of record in Book 7389, page 924, said Register's office.

Being the same property conveyed to Jerry L. Clifft and wife, Janice L. Clifft by deed dated September 30, 2005 from Patricia Brown Overton Dishman and husband, Benjamin E. Dishman of record in Instrument No. 20051006-0120753, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **512 General George Patton, 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 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 30th day of March, 2007.

Davidson County DEEDWARR
Recvd: 04/02/07 09:25 2 pg
Fees:13.00 Taxes:703.00
20070402-0038684

Jerry L. Clifft
Jerry L. Clifft

Janice L Clifft
Janice L. Clifft

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 Jerry L. Clifft and wife, Janice L. Clifft, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH DAY OF MARCH, 2007.

Commission expires:

Notary Public



My Commission Expires JULY 21, 2007