File Box 2413

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100038604 DEEDWARR
Recvd: 06/24/10 14:38 2 pgs
Fees:13.00 Taxes:203.50
20100624-0049484

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Ruth Hays by Connie R. Smith POA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: October 22, 2013
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
TITLE ESCROW OF BRENTWOOD, INC., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ray McCall | New Owners | 142050A83.00CO |
| (NAME) | (NAME) | |
| 9131 S Harpeth Road | 9131 S Harpeth Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (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, **Ruth Hays, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ray McCall and wife, Kathy McCall**, 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:

Being Unit No. N-1, together with the carport designated No. N-1-C, on the Plan of Section 2, River Plantation Condominium Apartments, of record in Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Ruth Hays, an unmarried person, by deed from John Mondelli and wife, Jeannie Mondelli, dated 5/14/01, of record in Instr. No. 20010522-0052706, Register's Office for Davidson County, Tennessee.

Durable General Power of Attorney of Ruth M. Hays, appointing Connie R. Smith or Christopher Brian Sharpe as her attorney-in-fact of record in Instr. No. 20091207-0111583, said Register's Office

All taxes for 2010, which are a lien not yet payable, have been prorated and assumed by the Grantees The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable 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 Condominium Apartments, Section 2, of record in Book 4661, page 374, amended in Book 4691, page 906, Book 6354, page 676 and Book 6436, page 389, By-Laws of record in Book 4661, page 353, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to all matters as set out on the plan of record in Book 4460, pages 136 & 137, said Register's Office. Subject to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 415 Plantation Court, 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 my hand this 22nd day of June, 2010.

Ruth Hays by Connie R. Smith, POA

Ruth Hays, By: Connie R. Smith, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Connie R. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she is the Attorney-in-fact of the Durable General Power of Attorney of Ruth M. Hays, appointing Connie R. Smith or Christopher Brian Sharpe as her attorney-in-fact of record in Instr. No. 20091207-0111583, said Register's Office the bargainors, and who acknowledged that she being authorized by the Power of Attorney executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of June, 2010.

Commission expires: October 22, 2011

Ann B. Waddell, Notary Public

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON