File No. 210040296

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Mary Oswalt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/25/13
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY DONALD R. CAMPBELL

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Oswalt	Jack Oswalt	142-09-0-D-99
(NAME)	(NAME)	
1026 General George Patton Road	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100041159 DEEDWARR
Recvd: 07/06/10 10:51 2 pgs
Fees:13.00 Taxes:540.20

20100706-0052637

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joseph G. Elcan 1997 Irrevocable Trust dated December 24, 1997, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jack Oswalt and Mary Oswalt, 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:

Land in Davidson County, Tennessee, being Unit No. 1026, together with the Carport designated No. 1026-C in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, as shown on the Plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, amended in Instrument No. 20050504-0050172, and Instrument No. 20080423-0041324 (corrected by Scrivener's Affidavit in Instrument No. 20080429-0043657), 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 Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, Page 526, 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 Jean C. Elcan by Deed from Mary E. May, a 1/11th interest, Daniel G. Elcan, a 1/11th interest, Jamie M. Elcan, a 1/11th interest, Susan E. Farrell, a 1/11th interest, James Farrell, a 1/11th interest, Rhea E. Forte, a 1/11th interest, William Forte, a 1/11th interest, Patricia E. Healy, a 1/11th interest, David Healy, a 1/11th interest, Clarence A. Elcan, a 1/11th interest, and Joseph G. Elcan, a 1/11th interest, of record in Instrument No. 20060406-0039878, dated January 10, 2006 , filed for record on April 6, 2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Jean C. Elcan Trust under will of Lisa Elcan Bruner dated January 14, 1993, by Deed from Jean C. Elcan, of record in Instrument No. 20100329-0023074, dated March 25, 2010, filed for record on March 29, 2010, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Joseph G. Elcan 1997 Irrevocable Trust dated December 24, 1997, by Deed from Joseph G. Elcan, Trustee of the Jean C. Elcan Trust under will of Lisa Elcan Bruner dated January 14, 1993, of record in Instrument No. 20100415-0028375, dated April 8, 2010, filed for record on April 15, 2010, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 and subsequent years, a lien, not yet due and payable.

All matters as set forth on the plat of record in Plat Book 5200, Page 359, and Plat Book 5200, Page 360, said Register's Office.

Restrictions of record in Book 5794, Page 526, amended in Instrument No. 20050504-0050172, Instrument No. 20080423-0041324, (corrected by Scrivener's Affidavit in Instrument No. 20080429-0043657), Instrument No. 20060512-0056329, Instrument No. 20100415-0028541, said Register's Office.

Master Deed of record in Book 5794, Page 526, amended in Instrument No. 20050504-0050172, Instrument No. 20080423-0041324, (corrected by Scrivener's Affidavit in Instrument No. 20080429-0043657), said Register's Office.

Amended By-Laws of record in Instrument No. 20060512-0056329, Instrument No. 20050504-0050172, Instrument No. 20060512-0056329, and Instrument No. 20100415-0028541, said Register's Office.

Charter of River Plantation, Section 6, Condominium Association, Inc. of record in Instrument No. 20050415-0042393, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1026 General George Patton Road, 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 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 our hands this 30th day of June, 2010.

Joseph G. Elcan 1997 Irrevocable Trust dated December 24, 1997

By: Charles Elcan by Mary Elcan May atty in fact

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary Elcan May, with whom I am personally acquainted and who proved herself to be the attorney in fact of Charles Elcan, Trustee of the Joseph G. Elcan 1997 Irrevocable Trust and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained

My Commission Expires:. 9/23/13

, Notary Public.

Witness my hand at office this 30th day of June, 2010.

Commission expires:

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

File Number: 210040296

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027