File No. 210090569

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100068136 DEEDWARR
Recvd: 10/27/10 13:23 2 pgs
Fees:13.00 Taxes:259.00
20101027-0086018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SHELLY M. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-28-2014 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger A. Bullion	New Owners	142-9-E-121
(NAME)	(NAME)	
1008 Lassiter Dr		
(ADDRESS)	(ADDRESS)	
Millersville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Kathy Travis Kelley aka Mary Kathy Travis Kelley, a married woman,*** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey **unto Roger A. Bullion and Roger D. Bullion and wife, Janet Bullion**, tenants in common with right of survivorship, 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 all of Unit No. 1335, along with carport designated as 1335-C, shown as C-121 on the plan of Section Seven, Phase One, River Plantation Condominium Apartments, of record in Plat Book 5200, Page 705-706 and amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee and described in a Master Deed of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee. 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, of record 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, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to CORNELIA R. TRAVIS, AN UNMARRIED WOMAN AND KATHY TRAVIS KELLEY, A MARRIED WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, NOT AS TENANTS IN COMMON by Deed from DANIEL E. HOLLAND AND WIFE, ALLENE B. HOLLAND, dated 07/28/2004 and filed for record on 08/12/2004 in Instrument No. 20040812-0097547, Register's Office for DAVIDSON County, Tennessee. The said Cornelia R. Travis died April 18, 2009.

*Said property is not the marital residence of said Grantor.

All matters as set forth per Plat Book 5200, Page 562, Plat Book 5200, Page 705-706, Book 6392, Page 321, said Register's Office.

Master Deed of record in Book 6226, Page 9, said Register's Office.

By-Laws of record in Book 6226, Page 18, said Register's Office.

All matters including but not limited to an easement of record in Book 2274, Page 547, and Book 3770, Page 6, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument No. 20070405-0041036, Register's Office for said County.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 1335 General George Patton Rd., 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 my/our hands this 14th day of October, 2010.

Kathy Travis Kelley

Kathy Travis Kelley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kathy Travis Kelley, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 14th day of October, 2010.

Commission expires:

11/10/13

Notary Public

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 210090569

RETURN TO: