WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110045455 DEEDWARR
Recvd: 07/27/11 10:53 2 pgs
Fees:13.00 Taxes:482.85

20110727-0057417

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Swann Jafari	new owner	142-9-F-414 CO
(NAME)	(NAME)	
414 General George Patton Road		
(ADDRESS)	(ADDRESS)	
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, I, Vickie E. Allen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine Swann Jafari, 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 Number 414 together with the Carport designated No. C-414 of Condominium Apartments, Final Plat River Plantation, Phase II, Section VIII, a horizontal property regime established by Master Deed of record in Book 7417 at page 396, the Plat of which is of record in Plat Book 6900 at page 514, 515, 516 and 517, Plat amended in Book 6900-654 thru 657, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vickie E. Allen, by deed of record in Book 11548, Page 872, Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on the Final Plat River Plantation, Phase II, Section VIII, a horizontal property regime established by Master Deed of record in Book 7417 at page 396, the Plat of which is of record in Plat Book 6900 at page 514, 515, 516 and 517, Plat amended in Book 6900-654 thru 657, Register's Office for Davidson County, Tennessee. Deed to River Plantation Section VIII, Phase 2 Condominium Association of record in Instrument No. 20090825-0079854. Declaration of Covenants, Conditions By-Laws and Restrictions for River Plantation, Sections 8-11 Umbrella Association, of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee, (omitting there from any covenants, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons). Charter of Incorporation of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Eight, Phase II), of record in Book 7417, page 396, Register's Office for Davidson County, Tennessee. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101 et seq. All matters appearing on the Plan of record as Book 6900, page 397, amended in Book 6900, pages 514-517, Book 6900, pages 654-657 and Surveyor's Certification of Correction in Book 8123, page 690, Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Book 7344, page 438, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 414 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 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 25th day of July, 2011.

Vickie E. Allen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vickie E. Allen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 25th day of July, 2011.

Commission expires: ~~July 29, 2013~~

~~Tahira J. Pyszka~~ Notary Public

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County