WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046390 DEEDWARR
Recvd: 08/01/11 09:19 2 pgs
Fees:13.00 Taxes:444.00
20110801-0058548

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Vivian Cantrell Butturini
Affiant Trustee

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/29/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vivian Cantrell Butturini, Trustee of the Vivian Cantrell Butturini Revocable Living Trust dated May 11, 1994	OWNER	142090F52500CO
(NAME) 534 Gen. Geo. Patton Rd	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **The Estate of Phyllis G. Moore**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Vivian Cantrell Butturini, Trustee of the Vivian Cantrell Butturini Revocable Living Trust dated May 11, 1994**, hereinafter called the GRANTEE(S), their heirs and/or 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. 525 on the amended plan of River Plantation Phase II, Section VIII, of record in Plat Book 6900, Pages 654-657 amending Plat Book 6900, Pages 514-517 and as amended by Surveyor's Certificate of Correction in Book 8123, Page 690, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit. Being further established by the Master Deed for River Plantation, a Horizontal Property Regime of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Phyllis G. Hammond, unmarried by Deed from Terence B. Thornton and wife, Ann M. Thornton, dated 08/21/1995 and filed for record on 08/22/1995 in Book 9768, Page 924, Register's Office for Davidson County, Tennessee. The said Phyllis G. Hammond died May 19, 2011. The said Phyllis G. Moore is also known as Phyllis Ann Moore Hammond and Phyllis G. Hammond. Property was included in her probate estate pursuant to her Last Will and Testament of record at Docket No. 11P-1073. Richard T. Moore, Jr., Executor, having the authority to sell.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 397, Plat Book 6900, Page 514-517, Plat Book 6900, Page 654-657, Book 8123, Page 690, said Register's Office.

Restrictions of record in Book 7389, Page 924, said Register's Office.

Master Deed and By-Laws filed for record in Book 7417, Page 396, said Register's Office.

Declaration of Taking of record in Book 2277, Page 619, said Register's Office.

Judgment of record in Book 3028, Page 605, said Register's Office.

Storm water Detention Agreement of record in Book 7344, Page 438, said Register's Office.

Charter of record in Book 7402, Page 591, said Register's Office.

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 525 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/or 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/or 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 29 day of July, 2011.

Richard T. Moore, Jr., Executor

By: Richard T. Moore, Jr
Its: Executor

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 Richard T. Moore, Jr., Executor of the Estate of Phyllis G. Moore, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2011.

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

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 01288-3915
SMG TN Warranty Deed