WARRANTY DEED

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(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
870 Murfreesboro Road, Inc.	870 Murfreesboro Road, Inc.	142090E07900CO
(NAME)	(NAME)	
1280 General George Patton Road	1280 General George Patton Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110069190 DEEDWARR
Recvd: 11/03/11 11:11 2 pgs
Fees:13.00 Taxes:432.90
20111103-0085754

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, **Donny J. Bear**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **870 Murfreesboro Road, Inc.**, 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. 1280 and carport 1280-C, shown as C79 on the plat of Section Seven, Phase One, River Plantation Condominium Apartments of record in Plat Book 5200, Pages 705-706 and amended in Book 6392, Page 321 and being further established by the Master Deed for River Plantation Section Seven, a Horizontal Property Regime, of record in Book 6226, Page 9, 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 Donny J. Bear by Deed from Annie Kathryn Proctor, unmarried, dated 07/27/2010 and filed for record on 07/28/2010 in Instrument 201007280059193, Register's Office for Davidson County, Tennessee. Said Deed was corrected by Scrivener's Affidavit in Instrument 201011050088952 and in Instrument No. 201110280084237, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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.
Charter of record in Instrument 200704050041036, said Register's Office.
Notice Of Completion of record in Instrument 201108030059525, said Register's Office.
County of Davidson taxes for the year 2012 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 1280 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 31st day of October, 2011.

Donny J. Bear

State of Tennessee
County of Williamson

Personally appeared before me Donny J. Bear, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2011.

Notary Public
My Commission Expires: 11/13/14

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
THOMAS SIDWELL

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027