WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110070446 DEEDWARR
Recvd: 11/08/11 10:22 2 pgs
Fees:13.00 Taxes:449.55
20111108-0087241

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOEY SANDERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires November 17, 2014

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 NUMBER
Carolyn Burton	Shelter Mortgage Co., LLC	142090F50500CO
(NAME)	(NAME)	
505 General George Patton Road	4000 West Brown Deer Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brow Deer WI 53209	
(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, we, **Ansley Boatman fka Ansley McRee and Adam Wesley Boatman , wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carolyn Burton , an unmarried woman**, 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. 505, as shown on the Amended Condominium Apartments Final Plat of River Plantation, Phase II, Section VIII, of record in Plat Book 6900 Page 654-657 amending Plat Book 6900, Page 514-517, Register's Office for Davidson County, Tennessee, and further established by the Master Deed for River Plantation Section Eight, Phase II, 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 Ansley McRee, unmarried and Adam Wesley Boatman, unmarried by Deed from David W. Lowrance, unmarried, dated 05/11/2007 and filed for record on 06/25/2007 in Instrument 200706250075782, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 397 and amended in Book 8123, Page 690 , Plat Book 6900, Page 514-517, Plat Book 6900, Page 654-657, , said Register's Office.
Restrictions and By-Laws 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.
Storm Water Detention Agreement of record in Book 7344, Page 438, said Register's Office.
Declaration of Taking of record in Book 2277, Page 619, said Register's Office.
Charter of record in Book 7402, Page 591, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200908250079854, 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 505 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 our hands this 7th day of November, 2011.

Ansley Boatman

Ansley Boatman

Adam Wesley Boatman

State of Tennessee
County of Williamson

Personally appeared before me Ansley Boatman fka Ansley McRee and Adam Wesley Boatman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of November, 2011.

Notary Public
My Commission Expires: 9/23/13

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

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