WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,500.00**

Joan B Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2011.

JEFFREY L. GRISE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South
2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan B. Moore (NAME)	**Same As New Owner** (NAME)	
539 General George Patton Road (ADDRESS)	(ADDRESS)	**Map 142**
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	**Parcel 286**

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, WE, **ANN T. BOMAR, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOAN B. MOORE,** 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:

Land in Davidson County, Tennessee, being Unit No. 539, together with the Carport designated No. 539-C of Condominium Apartments, Final Plat, River Plantation, Phase II, Section VIII, a Horizontal Property Regime established by Master Deed, of record in Book 7417 pages 396 – 438, the Plat of which is of record in plat Book 6900, pages 512 – 517, as amended in Plat Book 6900, pages 654-657, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ann T. Bomar, unmarried by Warranty Deed from Haury and Smith Contractors, Inc. filed for record March 7, 1988 in Book 7485, page 294, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes paid at closing, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 514-517, said Register's Office; (c) Restrictive covenants contained in Book 7389, page 934, said Register's Office; and (d) Charter of record in Book 7402, page 591, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **539 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.

BILL GARRETT, Davidson County
Trans:T20110075429 DEEDWARR
Recvd: 11/30/11 13:57 2 pgs
Fees:13.00 Taxes:505.05
20111130-0093169

Witness my hand this 28th day of November, 2011.

Ann T. Bomar
by Robert Owen Bomar, AIF

Ann T. Bomar
By:: Robert Owen Bomar, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **28th day of November, 2011**, before me personally, **Robert Owen Bomar**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ann T. Bomar,** and acknowledged that he executed the same as the free act and deed on behalf of **Ann T. Bomar.**

Witness my hand and official seal at Nashville, Tennessee this 28th day of November, 2011.

Commission expires:



My Commission Expires MAY 6, 2013

Robert L Scruggs
Notary Public