File Box 24 B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120091518 DEEDWARR
Recvd: 12/03/12 08:27 2 pgs
Fees:13.00 Taxes:554.63
20121203-0110295

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149.900.00

Herschel Gaddes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herschel Gaddes	Herschel Gaddes	142090D12400CO
(NAME)	(NAME)	
1046 Gen Geo Patton Drive	1046 Gen Geo Patton Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, WE, **Lawrence A. Gilpin, Trustee of the Gilpin Family Trust, dated 12/28/11,** with full power to transfer and convey without the joinder of any beneficiaries, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Herschel Gaddes, a single person**, 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 No. 1046 together with the Carport designated on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, a Horizontal Property Regime established by Master Deed of record in Book 5794, page 526, the plat of which is of record in Plat Book 5200, pages 359-360, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Betty B. Gilpin by deed from Larry Randall Hemby and wife, Linda F. Hemby of record in Book 10389, page 668, Register's Office for Davidson County, Tennessee. Further conveyed to Lawrence A. Gilpin, Trustee of the Gilpin Family Trust, dated 12/28/11, by Betty B. Gilpin, a widow and not since remarried, by Quitclaim Deed of record in Instr. No. 20120514-0041330, said Register's Office.

Subject to 2012 taxes, paid by the Seller and assumed by the Grantee. Subject to all matters as set out on the plan of record in Book 5200, pages 359 and 360, said Register's Office The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section 6, of record in Book 5794, page 526, By-laws in Book 5794, page 539, said Register's Office. Subject to the assessment of homeowners association fees, if any.

This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 1046 Gen Geo Patton Drive, 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 30th day of November, 2012.

Lawrence A. Gilpin, Trustee of the Gilpin Family Trust, dated 12/28/11

By: Lawrence A. Gilpin, Trustee

Lawrence A. Gilpin, Trustee by Gregory Wood, Attorney-in-fact

By Gregory Wood

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Gregory Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge upon oath that he is the Attorney-in-Fact for Lawrence A. Gilpin, Trustee of The Gilpin Family Trust dated12/28/11, the bargainor, and as such Attorney-in-Fact is authorized to execute the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of November, 2012.

Commission expires: October 5, 2015

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Ann B. Waddell Notary Public