BILL GARRETT, Davidson County
Trans:T20130015972 DEEDWARR
Recvd: 02/26/13 14:53 2 pgs
Fees:13.00 Taxes:621.60
20130226-0019232

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52179
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hannah E. Bond 600 General George Patton Road Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 142090F60000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$168,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey A. Pettit, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hannah E. Bond** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 600, together with the carport designated as 600-C of River Plantation, Section VIII, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan in Book 6900, pages 514, 515, 516 and 517, amended in Book 6900, pages 654, 655, 656, and 657, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jeffrey A. Pettit, by Warranty Deed dated November 15, 2007 as recorded on November 16, 2007, of record in Document No. 20071116-0134645, Register's Office for Davidson County, Tennessee, from Damon L. Crabtree, Trustee of the Robbie C. Crabtree Revocable Living Trust, dated February 15, 2007.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 690, Paged 514-517 and amended in Book 6900, pages 654-657, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7417, page 396, (By laws in Book 7417, page 413), Book 7389 page 924, Book 7389, page 941, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 600 General George Patton Road, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 2013.

Jeffrey A. Pettit

State of TENNESSEE
County of DAVIDSON

On this 25th day of February, 2013 , before me the undersigned authority, personally appeared Jeffrey A. Pettit, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $168,000.00

Affiant

Sworn and subscribed before me this the 25th day of February, 2013

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public