WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130048599 DEEDWARR
Recvd: 06/11/13 09:32 2 pgs
Fees: 13.00 Taxes: 562.40

20130611-0059078

G-VRES-13-837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Peggy M. Fulton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 2013.

Notary Public

CINDY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: My Commission Expires MAR. 7, 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peggy M. Fulton	New Owner	
(NAME)	(NAME)	**142-9-B-837.00CO**
837 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **FRANCES C. HUFFINE, A SINGLE WOMAN AND SUE W. SUTTON, A SINGLE WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PEGGY M. FULTON, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

UNIT NO. 837, TOGETHER WITH THE CARPORT DESIGNATED NO. 837-C, IN RIVER PLANTATION, SECTION FIVE, PHASE ONE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON GENERAL GEORGE PATTON ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION FIVE, PHASE ONE, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 5200, PAGES 145 AND 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5410, PAGE 248, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION FIVE, PHASE ONE, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 5410, PAGE 248, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM FRANCES C. HUFFINE TO FRANCES C. HUFFINE AND SUE W. SUTTON, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 17TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070817-0098799 AND WARRANTY DEED FROM HAURY & SMITH CONTRACTORS, INC. TO FRANCES HUFFINE AS RECORDED ON THE 4TH DAY OF MARCH, 1980 IN DEED BOOK 5573, PAGE 232, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED ESTABLISHING RIVER PLANTATION , SECTION FIVE OF RECORD IN BOOK 5410, PAGE 248; RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION FIVE, PHASE ONE OF RECORD IN PLAT BOOK 5200, PAGES 145 AND 146 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **837 General George Patton Road Nashville, Tennessee 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 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 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/our hand(s) this 10th day of June, 2013.

Frances C. Huffine

Frances C. Huffine

Sue W. Sutton

Sue W. Sutton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances C. Huffine and Sue W. Sutton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

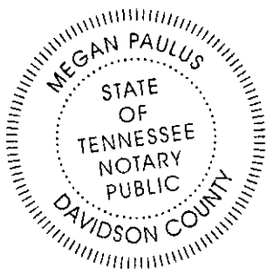
Witness my hand and official seal, this the 10th day of June, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212