BILL GARRETT, Davidson County
Trans:T20130059507 DEEDWARR
Recvd: 07/12/13 11:11 2 pgs
Fees:13.00 Taxes:547.60

20130712-0072242

WARRANTY DEED

MICHELLE MARIE MONTAGUE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **25th** day of **June, 2013**

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Bates	First Community Mtg.	142 09 0D 047.00CO
(NAME)	(NAME)	
1003 General George Patton Road	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Colleen A. Koch**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Bates, unmarried**, 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 being described as:

A condominium apartment in Davidson County, Tennessee, being Unit No. 1003 together with the carport designated as 1003-C of River Plantation Section 6, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, pages 359 and 360, Register's Office for said County, to which source reference is hereby made for a more complete 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 Colleen A. Koch (as to a 90% interest) by Warranty Deed from Linda Carroll Koch, unmarried dated December 9, 2003, of record in Instrument No. 20031222-0181848, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1003 General George Patton Road, Nashville, TN 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 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, has 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,

C.K.

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 **25th** day of **June, 2013**

Colleen A. Koch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Colleen A. Koch**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **25th** day of **June, 2013**

Notary Public

My commission expires: _____

