Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
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Davidson County	DEEDWARR
Recvd: 07/31/13 14:23	3 pgs
Fees:18.00 Taxes:610.50	
20130731-0079880	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2013

Notary Public
My commission expires: January 14, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Gregg A. Accas	Pinnacle Bank	142050A138.00
601 Plantation Court	150 3rd Avenue South, Suite 900	
Nashville TN 37221	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Thomas N. Shaw for the Estate of Owen Shaw hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Gregg A. Accas , an unmarried man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee being Unit No. W-8 together with the carport designated W-8C on the Plan of Section 2 River Plantation Condominium Apartments of record in Book 4460 Page 136 and 137 Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 4661 Page 334 and amended in Instrument No. 20120828-0077603 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.

Being the same property conveyed to Owen Shaw by deed from Billie L. Potts of record in Instrument No. 20031103-0160458 Register's Office for Davidson County, Tennessee and dated October 28, 2003. Owen Shaw having died on January 4, 2013.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of River Plantation Section 2 of record in Book 4460 Page 136, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 4661 Page 334 and amended in Instrument No. 20120828-0077603.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone 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, reservations, options, burdens, assessments, and other

undertakings contained in the master "Deed " establishing a horizontal property regime of River Plantation Section 2 Condominiums 4) Bylaws for River Plantation Condominium Association of record in Book 4661 Page 353 and amended in Book 6436 Page 389 5) Grant of Easement of record in Instrument No. 20130517-0050159

This property is improved property known as 601 Plantation Court, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29 day of July, 2013.

Estate of Owen Shaw

BY: _____

Thomas N. Shaw, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Thomas N. Shaw, with whom I am personally acquainted, and who acknowledged himself to be the executor of The Estate of Owen Shaw the within named bargainor, and as such Executor being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Estate of Owen Shaw.

Witness my hand, at Brentwood, TN , this 29th day of July, 2013.

_____
Notary Public

My Commission expires: January 11, 2016

FILE NO: 07786

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

