WARRANT DEED

B-RWW-13-801

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,030.33

Ronald G. Weaver
Affiant

Subscribed and sworn to before me, this 13th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Weaver	Ronald G. Weaver	
801 General George Patton Road	(NAME) 801 General George Patton Road	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	142090B80100CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EULA D. HORTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD G. WEAVER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT 801, BUILDING 1, ON THE PLAN OF RIVER PLANTATION CONDOMINIUM APARTMENTS, PHASE ONE-LOT ONE, SECTION FIVE, OF RECORD IN PLAT BOOK 5200, PAGE 145-146, SAID REGISTER'S OFFICE AND BEING FURTHER ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 5410, PAGE 248, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED TO EULA D. HORTON, MARRIED BY DEED FROM KATHARINE M. FODNAESS, UNMARRIED, DATED 04/27/2012 AND FILED FOR RECORD ON 05/01/2012 IN INSTRUMENT 201205010037127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5200, PAGE 135; BOOK 5200, PAGE 145; BOOK 5200, PAGE 146; BOOK 5410, PAGE 248; BOOK 2274, PAGE 547; BOOK 3770, PAGE 6; AS INSTRUMENT 20130409-0035151, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 801 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 13th day of August, 2013.

Eula D. Horton
Eula D. Horton

BILL GARRETT, Davidson County
Trans:T20130070668 DEEDWARR
Recvd: 08/16/13 08:22 2 pgs
Fees:13.00 Taxes:370.11
20130816-0086188

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eula D. Horton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of August, 2013.

Notary Public

My Commission Expires: 5 2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903