BILL GARRETT, Davidson County
Trans:T20130083016 DEEDWARR
Recvd: 09/25/13 13:55 2 pgs
Fees:13.00 Taxes:573.50
20130925-0100837

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080136**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2013. Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: John L. Williams and Deanna Williams 500 General George Patton Rd Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-09-0-F 500.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald K. Smothers, Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John L. Williams and Deanna Williams, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, as more particularly described as follows:

Unit No. 500, together with the Carport designated No. 500-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 514, 515, 516, and 517, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Pages 396, et. seq, 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 apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, Pages 396-438, 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. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8 - 11 Umbrella Association, Inc. of record in Book 7389, Page 924, Register's Office for said County.

Being the same property conveyed by Warranty Deed from Autra M. Smothers and wife, Sadie M. Smothers to The Smothers Family Trust, a Revocable Living Trust, dated the 27th day of June, 2001, Autra M. Smothers and Sadie M. Smothers, Co-Trustees as recorded on the 3rd day of July, 2001 in Instrument No. 20010703-0070282 and Warranty Deed from Haury and Smith Contractors. Inc. to Autra M. Smothers and wife, Sadie M. Smothers as recorded on the 10th day of June, 1988 in Deed Book 7569, Page 261, in the Register's Office of Davidson County, Tennessee. The said Autra M. Smothers and wife, Sadie M. Smothers having since died. The successor trustee per the trust is Thomas M. Smother but he died on November 10, 2009. The next successor trustee named is Donald K. Smothers.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, PHASE II, SECTION VIII, as recorded in Plat Book 6900, Page(s) 514-517, Certificate of Correction recorded in Book 8123, Page 690.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7389, Page 924.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION (SECTION EIGHT, PHASE II) Condominium of record in Book 7417, Page 396; also subject to easements, rights and interests 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.

This is improved property located at 500 General George Patton Rd Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of September, 2013.

Donald K Smothers Trustee

Donald K. Smothers, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald K. Smothers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the trustee of The Smothers Family Trust, a Revocable Living Trust, dated the 27th day of June, 2001, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of September, 2013.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014