BILL GARRETT, Davidson County
Trans:T20130095204 DEEDWARR
Recvd: 11/07/13 10:29 2 pgs
Fees:13.00 Taxes:588.30
20131107-0115558

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $159,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2013.

Notary Public

My commission expires: 9-2017

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William Scott Rosenberg	**New Owner**	**Map/Parcel: 142-09-0-D-089.00CO**
1093 Gen. George Patton Road		
Nashville, TN 37221		

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 ACKNOWLEDGE, I/WE,

Ted T. Owen and Janice C. Owen

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Scott Rosenberg

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 1093, together with the Carport designated No. 1093-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Saywer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, Book 5794, Page 539; Instrument No. 20050504-0050172; and Instrument No. 20080429-0043657; Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Ted T. Owen and Janice C. Owen, husband and wife, by Warranty Deed, from Nelson A. Gregory and Helen H. Gregory, husband and wife, Dated April 17, 1995, of record in Book 9648, Page 974, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Pages 359-360, and Book 5200, Page 347, Register's Office for DAVIDSON County, Tennessee.
QCD to HOA of record in Instrument No. 20090825-0079855, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility district of record in Book 3770, Page 6, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 4675, Page 127, Register's Office for DAVIDSON County, Tennessee.

Charter HOA of record in Instrument No. 20050415-0042393, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 5794, Page 526, and amended in Instrument No. 20050504-0050172 and Instrument No. 20080423-0041324, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 5794, Page 539, and amended in Instrument No. 20060512-0056329 and Instrument No. 20100415-0028541, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: **1093 Gen. 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 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 except as 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, 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 31st day of October, 2013.

Ted T. Owen

Janice C. Owen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Ted T. Owen and Janice C. Owen , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2013.

Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **130747SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027