Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $179,000.00

Affiant

Subscribed and sworn to before me, this 19 day of November 2013.

Notary Public
My commission expires: 6/22/15

ROSEMARY P. SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 11/22/13 16:01 3 pgs
Fees:18.00 Taxes:662.30
20131122-0120646

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Claude E. Vance	Same	142090B88100CO
881 General George Patton Rd.		
Nashville TN 37221		

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 Lloyd F. Smith , unmarried and J. Phillip Estes, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Claude E. Vance and Carolyn J. Vance, husband and wife 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:

Being Unit 881, together with carport designated Number 881-C on the Plan of Phase One-Lot One, Section Five, River Plantation, of record in Plat Book 5200, Page 135, amended in Book 5200, Pages 145 and 146, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Five), a horizontal property regime established by Master Deed of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Phillip Estes and Lloyd F. Smith by deed dated March 26, 2013 from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20130404-0033299, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Phase One - Lot One, Section Five, River Plantation, of record in Book 5200 Page 135 and amended in Book 5200, Pages 145 and 146, 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 5410 Page 248, 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 Five) Condominiums

This property is improved property known as 881 General George Patton Rd., 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 19 day of November, 2013.

Lloyd F. Smith

J. Phillip Estes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lloyd F. Smith and J. Phillip Estes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19 day of November, 2013.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07963

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.

