Davidson County DEEDWARR
Recvd: 02/06/14 16:20 3 pgs
Fees:18.00 Taxes:606.80

20140206-0010758

WARRANTY DEED

RTR14-0129

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

PAMELA J. SMITHSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody A. Price	Cody A. Price	
129 Plantation Court	(NAME) 129 Plantation Court	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	142-05A-014.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARRIE A. SEARCY AND SPOUSE, JAMES T. SEARCY, II, AS TENANTS BY THE ENTIRETY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CODY A. PRICE, UNMARRIED, 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 Unit No. C-4, together with the Carport designated No. C-4-C, in River Plantation, Section Two, a Condominium, a horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Two Condominium Apartments, record in Book 4460, Pages 136 and 137, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 334 and amended in Instrument No. 20120828-0077603, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and By-laws appended thereto, recorded in Book 4661, Page 334, of the 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. Also incorporated herein are the amended By-laws of record in Book 4691, Page 906, Book 6354, Page 676, Book 6436, Page 389 and in Instrument No. 20120828-0077595, said Register's Office.

Being the same property conveyed to Carrie A. Gleaves by Warranty Deed from Libby S. Buchman, unmarried, of record in Instrument No. 20090403-0030083, Register's Office for Davidson County, Tennessee, dated March 25, 2009 and recorded on April 3, 2009.

Being the same property conveyed to Carrie A. Searcy and spouse, James T. Searcy, II, as tenants by the entirety by Quitclaim Deed from Carrie A. Searcy f/k/a Carrie A. Gleaves, of record in Instrument No. 20110216-0013221, Register's Office for Davidson County, Tennessee, dated February 8, 2011 and recorded on February 16, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 4460, page 136 and 137; Plat Book 4460, page 80; Book 4461, page 334; Book 4661, page 353; Book 4691, page 906; Book 6354, page 676; Book 6436, page 389; Book 3770, page 6; Instrument No. 20120828-0077595; Instrument No. 20110831-0067570; Instrument No. 20120828-0077603; Instrument No. 20130517-0050159, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property known as 129 Plantation Court, 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 31st day of January, 2014.

Carrie A. Searcy

James T. Searcy, II

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of January, 2014, before me personally appeared Carrie A. Searcy and spouse, James T. Searcy, II, as tenants by the entirety to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of January, 2014.

Notary Public

My Commission Expires: 8-28-16

(SEAL)

SHALITA STADAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith 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, Robyn DuBray, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/21/17

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires