BILL GARRETT, Davidson County
Trans: T20140044632 DEEDWARR
Recvd: 06/24/14 12:04 2 pgs
Fees: 13.00 Taxes: 632.33
20140624-0054959

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14061034** Return to: Realty Title & Escrow Co, Inc 2064 Cool Springs Blvd #104 Franklin, TN 37067	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $170,900.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2014. Notary Public My Commission Expires: 10-18-16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

WARRANTY DEED

Address New Owner: Cory S. Matney 965 General George Patton Road Nashville TN 37221	Send Tax Bills To: Churchill Mortgage Corp 761 Old Hickory Blvd #400 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 142-09-0-D-011.00CO

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, **Brian A. Moore, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cory S. Matney, unmarried**, ("Grantees"), his 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, being Unit No. 965, together with the Carport designated No. 965-C, in River Plantation, Section Six, Phase One, a Condominium; a Horizontal Property Regime, located on Sawyer 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 Plat 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, as amended in Instrument No. 20050504-0050172 and Instrument No. 20060512-0056329, 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 of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed, By-Laws and Rules and Regulations appended thereto, recorded in Book 5794, page 526, as amended in Instrument No. 20050504-0050172 and Instrument No. 20060512-0056329, 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.

Being the same property conveyed to Brian A. Moore by Executor's Deed from Lisa D. Baltz in her capacity as the duly appointed and serving Executrix of the Estate of Janice D. Alexander, which Estate is being administered in the Seventh Circuit Court of Davidson County Tennessee, Case Number 11P441, of record in Instrument No. 20111221-0099860, Register's Office for Davidson County, Tennessee, dated December 19, 2011 and recorded on December 21, 2011.

Grantor warrants that he has never lived in the subject property as a married person and that subject property is not subject to any marital rights therein.

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.

Taxes for the year 2014 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

All matters shown on the Plan of record in Book 5200, pages 359 & 360, Register's Office for Davidson County, Tennessee.
All matters shown on the Plan of record in Book 5200, page 347, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Six, Phase 1, with By-Laws and Rules and Regulations appended thereto, of record in Book 5794, Page 526, amended in Instrument No. 20050504-0050172 and Instrument No. 20060512-0056329, Register's Office for Davidson County, Tennessee.
Charter of River Plantation Section Six Condominiums Homeowners' Association, Inc. of record in Instrument 20050415-0042393, Register's Office for Davidson County, Tennessee.
Notice of Restrictive Covenants Violation of record in Instrument Number 20120612-0051165, in the Register's Office for Davidson County, Tennessee.
Easement for Harpeth Valley Utility District in Book 3770, page 6, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement in Book 4675, page 127, Register's Office for Davidson County, Tennessee.
Easement in favor of United States of America for Tennessee Valley Authority Transmission Lines or Towers in Book 2274, page 547, Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20121114-0104723, in the Register's Office for Davidson County, Tennessee.
Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 965 General George Patton Road 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, his 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 20th day of June, 2014.

Brian A. Moore

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian A. Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2014.

Notary Public
My Commission Expires: 02/26/17

