Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140057903 DEEDWARR
Recvd: 08/07/14 13:02 2 pgs
Fees:13.00 Taxes:425.13
20140807-0071245

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $114,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF AUGUST, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6449 BARTLETT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nathan A. Bartlett	SAME	090110B00600CO
510 Basswood Avenue #6		
Nashville, TN 37209		

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, WE,

FREDERICK BENTLEY CONAWAY, A SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NATHAN A. BARTLETT, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 6 of River Breeze Garden Townhomes horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Doc. No. 20030207-0017550 as amended at Instrument Nos. 20030618-0084385 and 20040308-0025984, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Frederick Bentley Conaway by Warranty Deed from Laurence J. White and spouse, Emily S. White, recorded on the 28th day of June, 2006 in Instrument No. 20060628-0076978, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Charter of River Breeze Garden Townhomes Homeowners Association recorded at Instrument No. 20030207-0017549.

d. 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 BREEZE GARDEN TOWNHOMES Condominium of record in Instrument No. 20030207-0017550, as amended by instrument(s) of record in Instrument Nos. 20030618-0084385 and 20040308-0025984; 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.

e. Deed to Homeowners Association for common area at Instrument No. 20030207-0017551 and for Workshop recorded at Instrument Nos. 20031216-0179723 and 20051114-0137538.

This is improved property known as 510 Basswood Avenue #6, Nashville, TN 37209

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 in 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 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 hand on the 4th day of August, 2014.

Frederick Bentley Conaway

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, FREDERICK BENTLEY CONAWAY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of August, 2014.

Notary Public J. Carlton Drumwright

My Commission Expires: October 02, 2017

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6449 BARTLETT

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067