BOX #14

G#26334-2

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140072707 DEEDWARR
Recvd: 09/29/14 09:33 2 pgs
Fees:13.00 Taxes:651.20
20140929-0089216

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$176,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2014.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Donald E. McSurley and Judith E. McSurley** | **Wells Fargo Bank, N.A.** | **142090D11400CO** |
| **1036 General George Patton Road** | **P.O. Box 11701** | |
| **Nashville, TN 37221** | **Newark, NJ 07101-4701** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Aaron E. Gray, married, and Kay C. Gray, unmarried, as joint tenants with rights of survivorship**

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

**Donald E. McSurley and Judith E. McSurley, husband and wife**

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:

**BEING Unit No. 1036, together with the Carport designated No. 1036-C, in River Plantation Condominium Apartments, Section Six-Phase One, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Six) Condominiums, of record in Book 5794, Page 526, and supplement and amendment of record in Instrument No. 20050504-0050172, in Instrument No. 20080423-0041324, and Scrivener's Affidavit in Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 5794, Page 526, and amended in Instrument No. 20060512-0056329 and in Instrument No. 20100415-0028541, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation Condominium Apartments, Section Six-Phase One, of record in Book 5200, Pages 359 and 360, said Register's Office, for a more complete identification and description of such Unit.**

**BEING the same property conveyed to Aaron E. Gray and Kay C. Gray, as joint tenants with rights of survivorship, by Warranty Deed dated March 12, 2003, from Pat A. Tinnell, of record in Instrument No. 20030314-0034725, Register's Office for Davidson County, Tennessee.**

**THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee;**

**2) All matters shown on the Boundary Plat of record in Book 5200, Page 347, and amended in Instrument No. 20100322-0021024, Register's Office for Davidson County, Tennessee;**

**3) The Premises herein conveyed is a condominium apartment established pursuant to all 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 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, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation (Section Six) Condominiums, of record in Book 5794, Page 526, and supplement and amendment of record in Instrument No. 20050504-0050172, in Instrument No. 20080423-0041324, and Scrivener's Affidavit in Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee;**

**4) By-Laws of River Plantation (Section Six) Homeowners' Association, Inc., appended to the Master Deed of record in Book 5794, Page 526, and amended in Instrument No. 20060512-0056329 and in Instrument No. 20100415-0028541, Register's Office for Davidson County, Tennessee;**

**5) Charter of River Plantation Section Six Condominium Homeowners Association, Inc., of record in Instrument No. 20050415-0042393, Register's Office for Davidson County, Tennessee;**

**6) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104723, said Register's Office;**

**7) Conveyance of Open Space to River Plantation Section Six Condominium Association, Inc., of record in Instrument No. 20090825-0079855, Register's Office for Davidson County, Tennessee; and,**

**8) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.**

This is improved property, known as: **1036 General 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, 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/our hand(s) this **25th** day of **September, 2014.**

**Aaron E. Gray**

**Kay C. Gray**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Aaron E. Gray, married, and Kay C. Gray, unmarried,** the within named sellers, 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 Nashville, Tennessee, this **25th** day of **September, 2014.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17