G#26493-2

# WARRANTY DEED

State of Tennessee )
County of Williamson )

The actual consideration or value, whichever is greater, for this transfer is **$222,000.00.**

B. Cook
Affiant

Subscribed and sworn to before me, this the 27th day of October, 2014.

Karen McCalla
Notary Public

My commission expires: April 12, 2015
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20140081625 DEEDWARR
Recvd: 10/29/14 14:23 2 pgs
Fees:13.00 Taxes:821.40
20141029-0099902

**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 |
|---|---|---|
| **Rebecca Mudd and Charles D. Mudd** | | **142090E01200CO** |
| **1212 General George Patton Road** | 1212 General George Patton Rd. | |
| **Nashville, TN 37221** | Nashville, TN 37221 | |

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, I,

**Dan E. Minor, an unmarried man**

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

**Rebecca Mudd and Charles D. Mudd, wife and husband**

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. 1212, together with the Carport designated No. 1212-C, in River Plantation, Phase One, Section Seven, a Condominium, 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 Seven) Condominiums, of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws of record in Book 6226, Page 18, 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, Phase One, Section Seven, Condominium Apartments, of record in Book 5200, Pages 705 and 706, and amended in Book 6392, Page 321, said Register's Office, for a more complete identification and description of such Unit.**

**BEING the same property conveyed to Dan E. Minor, an unmarried man, by Warranty Deed dated November 30, 2004, from Rebecca Wood, Executrix of the Estate of Sarah Matt Bissinger, of record in Instrument No. 20041202-0143418, Register's Office for Davidson County, Tennessee.**

**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 705 and 706, and amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee;**

**2) All matters shown on the Boundary Plat of record in Book 5200, Page 562, said Register's Office;**

**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 Condominium Apartments (Section Seven), of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee;**

**4) By-Laws of River Plantation, Section Seven (a Horizontal Property Regime), of record in Book 6226, Page 18, Register's Office for Davidson County, Tennessee;**

**5) Easement granted to USA for TVA Transmission Lines and Towers of record in Book 2274, Page 547, said Register's Office;**

**6) Easement granted to Harpeth Valley Utilities District of record in Book 3770, Page 6, said Register's Office;**

**7) Charter of River Plantation, Section Seven of record in Instrument No. 20070405-0041036, said Register's Office; and,**

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

This is improved property, known as: **1212 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 **27th** day of **October, 2014.**

**Dan E. Minor**

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

Personally appeared before me, a Notary Public of said County and State, **Dan E. Minor,** the within named seller, with whom I am personally acquainted (or proved to me 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 Nashville, Tennessee, this **27th** day of **October, 2014.**

**Notary Public**

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

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY