BILL GARRETT, Davidson County
Trans:T20140088162 DEEDWARR
Recvd: 11/24/14 10:04 2 pgs
Fees:13.00 Taxes:622.53

20141124-0107787

# WARRANTY DEED

BOX 50-B
~~PREPARED BY:~~ ~~RETURN TO:~~
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mandy F. Hayden | Mandy F. Hayden | 142090D12400CO |
| (NAME) | (NAME) | |
| 1046 General George Patton Road | 1046 General George Patton Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John Wileman Ewing and Dorothy Karen Ewing, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mandy F. Hayden, a single woman,** 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:

Land in Davidson County, Tennessee, being Unit No. 1046, together with the carport designated on the plan of Section Six, Phase One, River Plantation Condominium Apartments, a Horizontal Property Regime established by Master Deed of record in Book 5794, page 526 and plan of record in Book 5200, pages 359-360, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Herschel Gaddes, a single person, by deed from Lawrence A.Gilpin, Trustee of the Gilpin Family Trust, dated 12/28/11, of record in Instr. No. 20121203-0110295 , Register's Office for Davidson County, Tennessee. Herschel Gaddes died on 2/27/14, and whose estate was administered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-431, now closed. Vicie Annette Allison and Dorothy Karen Ewing, Co-Executrixes Quitclaimed said property to John Wileman Ewing and wife, Dorothy Karen Ewing of recorded in Instr. No. 20140423-0034171, said Register's Office.

This conveyance is subject to 2014 taxes, paid, prorated and assumed by the Grantee; Subject to all matters as set out on the plan of record in Book 5200, pages 359 and 360, said Register's Office.
The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable 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 6, Phase One, of record in Book 5794, page 526, By-laws in Book 5794, page 539, as amended in Instr. No. 20050504-0050172, Instr. No. 20060512-0056329, Instr. No. 20080423-0041324, and Instr. No. 201000415-0028541, said Register's Office.

Charter of River Plantation Section Six Condominiums Homeowners Association, Inc. as set out in Instr. No. 20050415-0042393, said Register's Office.
Subject to the assessment of homeowners association fees, if any.
Party Wall for use in common with owner(s) of attached and appurtenant improvements.

unimproved ☐

This is improved ☑ property, known as 1046 General George Patton Road, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hands this 21st day of November, 2014.

John Wileman Ewing

Dorothy Karen Ewing

State of Tennessee
County of Davidson

Personally appeared before me John Wileman Ewing and Dorothy Karen Ewing, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of November, 2014.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

File No.: 2014-165