Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $161,000.00 Affiant Subscribed and sworn to before me, this 14th day of November, 2014. Notary Public My commission expires:_____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James C. Hooks, Jr.	**New Owner**	**Map/Parcel: 142-05-0-A-110.00CO**
521 Plantation Court		
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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

James W. Burrow and Dolores M. Burrow, as Co-Trustee for the James W. Burrow and Dolores M. Burrow Revocable Living Trust

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

James C. Hooks, Jr., unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. S-4 together with the carport designated S-4-C on the plan of River Plantation Condominium Apartments Section 2, of record in Book 4460, Page 136 and 137, Register's Office for Davidson County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to The James W. Burrow and Dolores M. Burrow Revocable Living Trust, by Quitclaim Deed, from James W. Burrow and Dolores M. Burrow, dated September 21, 2011, of record in Instrument No. 20111018-0080970, Register's Office for Davidson County, Tennessee,

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4460, Page 136 and 137, Register's Office for DAVIDSON County, Tennessee.
Rules and Regulations of record in Book 4661, Page 379, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Instrument No. 20110831-0067570 and Instrument No. 20100408-0026710, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of record in Instrument No. 20130517-0050159, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 4661, Page 334, and amended in Instrument No. 20120828-0077603, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 4661, Page 353, and amended in Book 4691, Page 906 and Book 6354, Page 676, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

BILL GARRETT, Davidson County
Trans:T20140088177 DEEDWARR
Recvd: 11/24/14 10:20 2 pgs
Fees:13.00 Taxes:595.70
20141124-0107802

Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 521 Plantation Court, 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 except as 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 14th day of November, 2014.

The James W. Burrow and Delores M. Burrow Revocable Living Trust

X James W Burrow Trustee
By: James W. Burrow, Co-Trustee

X Delores M Burrow Trustee
By: Delores M. Burrow, Co-Trustee

AMB

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

AMB

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James W. Burrow and Delores M. Burrow**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Co-Trustees of the James W. Burrow and Delores M. Burrow Revocable Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of November, 2014.

A. Scott Hubbard
Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140536SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027