PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140091570 DEEDWARR
Recvd: 12/08/14 10:58 2 pgs
Fees:13.00 Taxes:684.50
20141208-0112116

W & I Ref: (DKM) Title No.: 56962
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew S. Horvath Hannah L. Horvath 1062 General George Patton Road Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142090D12700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$181,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joan S. Jones**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew S. Horvath and wife, Hannah L. Horvath,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1062 together with the carport designated 1062-C, River Plantation, Section Six, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Pages 359 and 360, amended by Surveyor's Certificate of Correction in Book 5807, Page 669, 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 Joan S. Jones, unmarried, by Warranty Deed from Judy Knight Slater, dated August 8, 2005, recorded August 16, 2005 in Instrument No. 200508016-0096633, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 359 and 360, amended by Surveyor's Certificate of Correction of record in Book 5807, Page 669, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5794, Page 526, Instrument No. 20050504-0050172, amended in Instrument No. 20080423-0041324, further amended by Scrivener's Affidavit of record in Instrument No. 20080429-0043657, and By-Laws of record in Instrument No. 20060512-0056329, amended in Instrument No. 20100415-0028541, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Grant of Easement to Comcast of record in Instrument No. 20121114-0104723, said Register's Office.

This is improved property, known as 1062 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of November, 2014

Joan S. Jones

Joan S. Jones

State of Tennessee

County of Davidson

On this 14th day of November, 2014, before me the undersigned authority, personally appeared Joan S. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: [redacted]
$185,000.00

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
HEATHAM COUNTY

Affiant

Sworn and subscribed before me this 14th day of November, 2014

Notary

My Commission Expires: 3/21/17