M-209

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

G#26636-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091940 DEEDWARR
Recvd: 12/09/14 10:29 2 pgs
Fees:13.00 Taxes:599.40
20141209-0112582

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$162,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2014.

Notary Public

My commission expires: My Commission Expires October 30, 2016

(AFFIX SEAL)

LEAH A. JARVIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
John C. 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
Stephanie Kersey	Quicken Loans Inc	**142090B86900CO**
869 General George Patton Rd	1050 Woodward Ave	
Nashville, TN 37221	Detroit. MI 48226	

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

Mary Ann Gilmore, unmarried

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

Stephanie Kersey, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 869, together with the Carport designated No. 869-C, in River Plantation, Phase One - Lot One, Section Five, 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 Five) Condominiums, of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 - Lot One, Section Five, Condominium Apartments, of record in Book 5200, Pages 145 and 146, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Mary Ann Gilmore, by Warranty Deed dated November 2nd, 1998, from Otto Wilkinson, A/K/A Terry Otto Wilkinson, and wife, Mary F. Wilkinson, of record in Book 11182, Page 518, 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 145 and 146, Register's Office for Davidson County, Tennessee;

2) 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 Five), of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto;

3) Easement for TVA Transmission Lines of record in Book 2274, Page 547, said Register's Office;

4) Charter of River Plantation, Section Five, of record in Instrument No. 20130409-0035151, said Register's Office; and,

5) Taxes for the current year, which have been prorated between the parties and were paid by the Grantor herein, and subsequent years not yet due and payable.

This is improved property, known as: **869 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 3rd day of **December, 2014.**

Mary Ann Gilmore

Mary Ann Gilmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary Ann Gilmore, unmarried,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of **December, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY