Return To: 14-0627
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001483 DEEDWARR
Recvd: 01/07/15 12:40 2 pgs
Fees:13.00 Taxes:629.00
20150107-0001759

G-VRES-14-01207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

TONYA THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MY COMMISSION EXPIRES: 3-7-16

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Angeline N. Perkins and Jeffrey A. Perkins	Community Trust Bank	
(NAME)	(NAME)	
1207 General George Patton Road	1800 Hudson Lane Ste 2A	**142-09-0E-007.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Monroe LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES R. HILL AND LINDA K HILL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANGELINE N. PERKINS and JEFFREY A. PERKINS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 1207, in the River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon relating to the apartments, property, co-owners, and tenants of River Plantation, Section Seven, Condominiums Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James R. Hill, married by deed from Michael A. Slider and wife, Nelda M. Slider of record in Book 9373, page 403, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 09, 1994.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 705 and 706, amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Seven, Phase One of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6226, Page 18 and amended in Instrument No. 20141014-0095009, in the Register's Office for Davidson County, Tennessee.
- Charter for River Plantation Section VII Homeowners Association, Inc. of record in Instrument Number 20070405-0041036 and amended in Instrument Number 20141014-0095008, in the Register's Office for DavidsonCounty, Tennessee.
- Transmission Line Easement of record in Book 2274, Page 547, Book 2277, Page 619 and 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1207 General George Patton Road , Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF JANUARY, 2015.

James R. Hill

Linda K Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. HILL AND LINDA K HILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of January, 2015.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212