File Bx 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150009274 DEEDWARR
Recvd: 02/05/15 14:20 2 pgs
Fees:13.00 Taxes:702.63
20150205-0011034

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

O-SR-14-1325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Valerie Nowell Crawford and Russell M. Crawford	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	
1325 General George Patton Road	**9311 San Pedro Ave., Ste. 100**	**142-9-E-111.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**San Antonio, TX 78216**	
(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 **GLORIA L. KING, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VALERIE NOWELL CRAWFORD AND RUSSELL M. CRAWFORD, 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 1325, together with the Carport designated No. 1325-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, as shown on the Plat of River Plantation, Section Seven, Condominiums Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for said County, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, are incorporated in this deed by reference and made a part hereof the same as though copied herein. *AMENDED IN BOOK 6392, PAGE 321,

Being the same property conveyed to Charles E. King and Gloria L. King by Warranty Deed from James W. Carell, recorded on the 5th day of February, 1988 in Deed Book 7464, Page 133, in the Register's Office of Davidson County, Tennessee. The said Charles E. King having since died on February 21, 2000.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVEN, PHASE ONE, RIVER PLANTATION, as recorded in Plat Book 5200, Page(s) 705 and 706, as amended in Book 6392, Page 321, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Master Deed recorded in Book 6226, Page 9, in the Register's Office of Davidson County, Tennessee , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of by-Laws of River Plantation Homeowner's Association, Inc., recorded in Book 6226, Page 18 and Instrument No. 20141014-0095009, in the Register's Office of Davidson County, Tennessee.
- Charter of River Plantation Homeowner's Association, Inc. recorded at Instrument Nos. 20070405-0041036 and 20141014-0095008, in the Register's Office of Davidson County, Tennessee.
- Easement for Right of Way, recorded in Book 2274, Page 547, in the Register's Office of Davidson County, Tennessee.
- Easement for Utility Easement, recorded in Book 3770, Page 6, in the Register's Office of Davidson County, Tennessee.

- Easement to Tennessee Valley Authority and Sewer Force Main set out in Deed recorded in Book 6352, Page 146.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1325 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 30th DAY OF JANUARY, 2015.

Gloria L. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLORIA L. KING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

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