Davidson County	DEEDWARR
Recvd: 04/07/15 11:42	2 pgs
Fees:13.00 Taxes:569.80	
20150407-0030404	

WARRANTY DEED

SELENA HARRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON, TENN. My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

P-AVE-15-860

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)
Katie Sue Buchholtz	**U.S. Bank National Association**	
(NAME)	(NAME)	
860 General George Patton Road	**P.O. Box 7298**	**142-09-0B-860.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Springfield. OH 45501**	
(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 **EVELYN RIORDAN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATIE SUE BUCHHOLTZ, UNMARRIED,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 860, on the plan of Phase One, Lot One Section Five River Plantation Condominium Apartments of record in Book 5200, pages 145 and 146, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Evelyn Riordan, a single person by Warranty deed from David M. Griffith, Trustee of the David M. Griffith Declaration of Trust Dated May 29, 1980 and Katalin S. Griffith, Trustee of the Katalin S. Griffith Declaration of Trust dated May 29, 1980 of record in Book 9292, page 753, Register's Office for Davidson County, Tennessee, dated March 24, 1994 and recorded on March 29, 1994.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Pages 145-146;
- All matters shown on Boundary Plat of record in Plat Book 5200, Page 135;
- Master Deed of record in Book 5410, Page 248;
- Rules and Regulations of record in Book 5410, Page 283, Book 4562, Page 474, Book 4661, Page 334, Book 4784, Page 464 and Book 4956, Page 756;
- By-Laws of record in Book 5410, Page 260;
- Easement of record in Book 2274, Page 547, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **860 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 3rd DAY OF APRIL, 2015.

Evelyn Riordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVELYN RIORDAN, the within named bargainor, 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, this the 3rd of April, 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

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018