BILL GARRETT, Davidson County
Trans:T20150026864 DEEDWARR
Recvd: 04/10/15 11:14 2 pgs
Fees:13.00 Taxes:625.30
20150410-0031621

# WARRANTY DEED

ARIC D. HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 6/29/16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Britney A. Vance | New Owner | 142090E10400 CO |
| (NAME) | (NAME) | |
| 1318 General George Patton | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Susan Welker, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Britney A. Vance, unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, State of Tennessee, being Unit No. 1318, together with the carport designated No. 1318-C, in the River Plantation, Section Seven, a condominium, a horizontal property regime, located on Sawyer Brown Road and general George Patton Road, Nashville, Davidson County, Tennessee, as shown in the plat of River Plantation, Section Seven, Condominium apartments, recorded in Book 5200, page 705 and 706, Register's office for Davidson County, Tennessee, and described in a master Deed recorded n 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 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, Register's office for Davidson County, Tennessee, are incorporated in the Deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Susan Welker, unmarried, by deed of record in 20070213-0018280, Register's Office for Davidson County, Tennessee.

Subject to all matters on Plat of record in Book 5200, Page 705 & 706, amended in Book 6392, page 321, Register's office for Davidson County, Tennessee. Master Deed as recorded in Book 6226, page 9, said Reregister's office. By-laws of record in Book 6226, page 18 and Instrument Number 20141014-0095009, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1318 General George Patton, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 8th day of April, 2015.

Susan Welker

State of Tx
County of Red River

Personally appeared before me Susan Welker, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of April, 2015.

Notary Public Kellie Stringer
My Commission Expires: 1-19-16

File No.: 9330

KELLIE STRINGER
Notary Public
STATE OF TEXAS
My Commission 1/19/2016