WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1244

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caree McAfee Varughese	REGIONS MORTGAGE	142050D05000CO
(NAME)	(NAME)	
976 Todd Preis Drive	2050 PARKWAY OFFICE CIRCLE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150032279 DEEDWARR
Recvd: 04/29/15 08:56 2 pgs
Fees:13.00 Taxes:495.43
20150429-0038129

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, We, **Lonny Neal Allison, Jr. and wife, Vicie Annette Allison and John Wileman Ewing and wife, Dorothy Karen Ewing,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Caree McAfee Varughese, an unmarried woman,,** 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:

Land in Davidson County, Tennessee, being Unit No. L-402, together with the carport designated No. L-402-C on the Plan of Section Four, Phase One, River Plantation Condominium Apartments, a Horizontal Property Regime established by Master Deed of record in Book 4892, page 440, as amended in Book 4956, page 756, and Instr. No. 20050128-0010626 and Instr. No. 20050602-0062760, the plat of which is of record in Plat Book 4860, page 17-19, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Herschel Gaddes, a single person, by deed from Kristen Rutledge and husband, James Brian Rutledge dated 10/25/13, of record in Instr. No. 20131029-0112284, Register's Office for Davidson County, Tennessee. The said Herschel Gaddes having died and Vicie Annette Allison and Dorothy Karen Ewing, the duly appointed Executrices of the Estate of Herschel Gaddes, having full authority to execute this Executor's Deed pursuant to the terms of the Last Will and Testament of Herschel Gaddes, admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-431, conveyed the property to Lonny Neal Allison, Jr. and wife, Vicie Annette Allison and John Wileman Ewing and wife, Dorothy Karen Ewing of record in Instr. No 20140423-0034172, said Register's Office.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee(s); Subject to all matters as set out on the plan of record in Book 4860, pages 17-19; The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable 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 record in Book 4892, page 440, as amended in Book 4956, page 756, and Instr. No. 20050128-0010626 and Instr. No. 20050602-0062760 ; Charter of River Plantation Condominium Apartments Homeowners Association, Inc. as set out in Instr. No. 20050415-0042394; Subject to grant of Easement to the Harpeth Valley Utility District of record in Book 3770, page 6; Subject to Nashville Gas Company Easement as set out in Book 7776, page 934, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 976 Todd Preis Drive, 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 27th day of April, 2015.

Lonny Neal Allison Jr.

John Wileman Ewing

Vicie Annette Allison

Dorothy Karen Ewing

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Lonny Neal Allison, Jr. and Vicie Annette Allison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) , the bargainors, and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand and seal this the 27th day of April, 2015.

Notary Public: Ann B. Waddell

My Commission Expires: October 05, 2015

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, John Wileman Ewing and Dorothy Karen Ewing, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the bargainors, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of April, 2015.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2015-017