| Davidson County | DEEDWARR |
|---|---|
| Recvd: 05/13/15 13:11 | 3 pgs |
| Fees:18.00 Taxes:666.00 | |
| **20150513-0043967** | |

# WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/17

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1174B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Joy Gower | Joy Gower | 142-09-0F-731.00-CO |
| 731 General George Patton Road | 700 Cedar Crest Dr. | |
| Nashville, TN 37221 | Nashville, TN 37209 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**ELIZABETH DARLENE RANDOLPH**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JOY GOWER**

HEREINAFTER CALLED THE GRANTEE(S), 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, Tennessee, being Unit No. 731, together with carport 731-C, on the Plan of River Plantation Condominiums, Section VIII, Phase II, of record in Book 6900, Page(s) 514 through 517, Inclusive and amended in Book 6900, Page(s) 654 through 657, Inclusive, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grady Randolph and wife, June Randolph and Darlene Randolph by Warranty deed from Frank V. Weber and wife, Virginia M. Weber of record in Instrument No. 20030715-0098457 Register's Office for Davidson County, Tennessee, dated July 07, 2003 and recorded on July 15, 2003. Darlene Randolph subsequently conveyed her interest in said property to Grady Randolph and wife, June Randolph by Deed of Correction recorded on December 16, 2004 in Instrument No. 20041216-0149767.

Grady Randolph having since died on September 24, 2006, his interest in said property vesting in June Randolph as the surviving tenant by the entirety. June Randolph, having died on December 13, 2014, her interest in said property being devised to Elizabeth Darlene Randolph by Last Will and Testament as recorded in Petition to Probate for Muniment of Title of record in Case No. 15P748, Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 514 through 517, Inclusive and amended in Book 6900, Page(s) 654 through 657, Inclusive,, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Boundary Plat of River Plantation Phase II, Section VIII, of record in Plat Book 6900, Page 397, as corrected in Book 8123, Page 690, Register's Office for Davidson County, Tennessee.

Subject to Master Deed establishing a Horizontal Property Regime of River Plantation (Section Eight, Phase II) of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7417, Page 413, Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants for River Plantation Sections 8-11 Umbrella Association, of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee.

Charter for River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.

Conveyance of common area to River Plantation Section VIII, Phase 2 Condominium Association of record in Instrument No. 20090825-0079854, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.

Easement and Right of Way for electric power transmission purposes of record in Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 731 General George Patton Road, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 12th day of May, 2015.

Elizabeth Darlene Randolph

Elizabeth Darlene Randolph

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, ELIZABETH DARLENE RANDOLPH, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of May, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

**File #: 15-1174B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

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

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

