WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150048781 DEEDWARR
Recvd: 06/18/15 14:52 2 pgs
Fees: 13.00 Taxes: 710.40
20150618-0058468

G-VRES-15-1227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Glen Fuson and Bonnie Fuson		
(NAME)	(NAME)	**142-09-0E-027.00-CO**
580 Mt. Pleasant Road	Same	
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082		
(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 **LINDA GREENE AND HUSBAND, JOHN W. GREENE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GLEN FUSON AND BONNIE FUSON, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 1227 on the plan of Condominium site of Section Seven, Phase One, River Plantation, of record in Book 5200, Page(s) 705 and 706 as amended in Book 6392, Page 321, Register's Office for said County.

Being the same property conveyed to Linda Greene and husband, John W. Greene by Quitclaim deed from Linda Greene, a married person of record in Instrument No. 20140925-0088291 Register's Office for Davidson County, Tennessee, dated September 23, 2014 and recorded on September 25, 2014. Being the same property conveyed to Linda Greene, married person by Warranty deed from Harris Gentry and Sarah Schroeder Gentry F/K/A Sarah Schroeder of record in Instrument No. 20000530-0053180 Register's Office for Davidson County, Tennessee, dated May 24, 2000 and recorded on May 30, 2000.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 705 and 706, amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Seven of record in Book 6226, Page 9 and Instrument No. 20141014-0095009, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6226, Page 18, Register's Office for Davidson, County, Tennessee.
- Charter for River Plantation Section VII Homeowners Association, Inc., of record in Instrument Number 20070405-0041036, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee.
- Articles of Amendment to the Charter of River Plantation Section VII of record in Instrument Number 20141014-0095008, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1227 General George Patton , 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 17th DAY OF JUNE, 2015.

Linda Greene

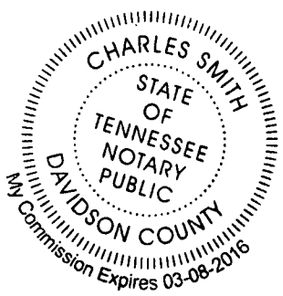
John W. Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA GREENE, 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 17th of June, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)

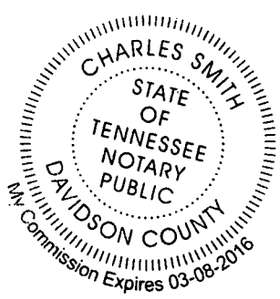


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. GREENE, 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 17th of June, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)



RETURN TO:
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Nashville, TN 37212