BILL GARRETT, Davidson County
Trans:T20150073554 DEEDWARR
Recvd: 08/31/15 09:07 2 pgs
Fees:13.00 Taxes:769.60

20150831-0087752

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 208,000.00

Affiant

Subscribed and sworn to before me, this 27th day of August, 2015.

Notary Public

My commission expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Walter Wilson	NEW OWNER	**142090D11200CO**
1034 General George Patton Rd		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thomas J Ebers, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walter Wilson, an unmarried man

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 a part of the Plan of River Plantation, Section Six, Phase One, Condominium Apartments, of record in Book 5200, page 347 and Book 5200, page 359 and 360, and as corrected in Book 5807, page 669, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. 1034, together with the carports serving each unit, as designated "C" with each respective unit number, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section Six, Phase One, Condominiums.

Being the same property conveyed to Thomas J. Ebers and Fred Branch, both unmarried, by Warranty Deed from Robin J. Dieterich and wife, Kathy M. Dieterich dated 02/14/96 and recorded on 02/16/96 in Book 9950, page 117, Register's Office of Davidson County, Tennessee. Fred Branch died testate on 2/23/10 and by Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson county, Tennessee, Docket No. 10P1042, the property herein described was devised to Thomas James Ebers.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1034 General George Patton Rd, 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, 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 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/our hand(s) this 27th day of August, 2015.

Thomas J Ebers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Thomas J Ebers, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2015.

Notary Public

My Commission Expires: 2·11·16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY