WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103229 DEEDWARR
Recvd: 12/07/15 11:49 3 pgs
Fees:18.00 Taxes:740.00
20151207-0123013

MST 2015-1233

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 2015

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

JOYCE JORDAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires AUG. 23 2016

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Cave and Jacqueline Cave, husband and wife	Same	142-0-9-F-401.00CO
(NAME)	(NAME)	
401 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **William H. Trotter and wife, Celia A. Trotter,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William R. Cave and Jacqueline L. Cave, husband and wife,** 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 located in Davidson County, Tennessee, being Unit 401, in River Plantation Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section VIII, Phase, II Condominium Apartments, recorded in Plat Book 6900, pages 514-517, as amended in Plat Book 6900, pages 654-657, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq., Register' s Office for Davidson County, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to William H. Trotter and wife, Celia A. Trotter by Warranty deed from Robert D. Sherwood and wife, Linda S. Sherwood, of record in Instrument No. 20060630-0078718, Register's Office for Davidson County, Tennessee, dated June 12, 2008.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. 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. 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. HOA 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.

This property, known as 401 General George Patton Road, 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 hand(s) this 4th DAY OF December 2015.

William H. Trotter

Celia A. Trotter by Will H. Trotter her attorney in fact

Celia A. Trotter by William H. Trotter her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Trotter, with whom I am personally acquainted (or provided 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 and official seal, this the 4th day of December, 2015.

Notary Public

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, and for State and County, personally appeared William H. Trotter, Attorney in fact for Celia Trotter, with named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the he executed the foregoing instrument of behalf of and as attorney in fact for the said Celia Trotter, as her free act and deed for the purposes therein contained, said power of attorney of record in Book *, Page _____, Register's Office of Davidson County, Tennessee. *Instrument # 20151207-0123012

Witness my hand and official seal at Franklin, Tennessee this 4 day of December 2015

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public