WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: January 11, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meng-Hsuan Ho	New Owner	142-09-0F-525:00-CO
(NAME)	(NAME)	
525 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150103613 DEEDWARR
Recvd: 12/08/15 11:03 3 pgs
Fees:18.00 Taxes:640.10
20151208-0123470

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, **Vivian Cantrell Butturini, Trustee of the Vivian Cantrell Butturini Revocable Living Trust dated May 11, 1984**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Meng-Hsuan Ho, a married man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 525 on the Plan of Final Plat River Plantation Phase II, Section VIII, of record in Plat Book 6900, Page 654-657, amended Plat Book 6900, Page 514-517 and as amended by Surveyor's Certificate of Correction in Book 8123, Page 690, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit, Being further established by the Master Deed for River Plantation, a Horizontal Property Regime of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed described of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Vivian Cantrell Butturini, Trustee of the Vivian Cantrell Butturini Revocable Living Trust dated May 11, 1994 by Warranty Deed from The Estate of Phyllis G. Moore, deceased dated July 29, 2011 and recorded August 1, 2011 of record in Instrument Number 20110801-0058548, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 6900, Page 397, Plat Book 6900, Page 514-517, Plat Book 6900, Page 654-657 and Surveyors Certificate of Correction record in Book 8123, Page 690, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded as Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Storm Water Detention Agreement including terms and conditions thereof as recorded in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.
Rights of the Co-Owners of Haury and Smith Contractors, Inc., in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 7417, Page 396, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.#
The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien.
Charter of River Plantation Sections 8-11, Umbrella Association, Inc., of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
Declaration of Taking of record in Book 2277, Page 619, in the Register's Office for Davidson County, Tennessee.
Judgment of record in Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 525 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 GRANTEE(S), their heirs and/or 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/or 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 this 30th day of November, 2015.

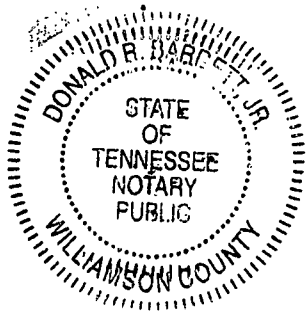
Vivian Cantrell Butturini, TRUSTEE
Vivian Cantrell Butturini, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vivian Cantrell Butturini, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Vivian Cantrell Butturini Revocable Living Trust dated May 11, 1994, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 30th day of November, 2015.

Notary Public
My commission expires 8/25/17



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027