BOX #14
G#28054-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160003900 DEEDWARR
Recvd: 01/15/16 08:58 2 pgs
Fees:13.00 Taxes:499.50
20160115-0004274

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00.**

Suzanne B Brock
Affiant

Subscribed and sworn to before me, this the 14th day of January, 2016.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Suzanne B. Brock and Charles R. Brock	**"New Owners"**	**142090B87600CO**
801 Bresslyn Road		
Nashville, TN 37205		

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

Bettye Bennett Larkin, an un-remarried widow

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Suzanne B. Brock and husband, Charles R. Brock

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, **AN UNDIVIDED 50% INTEREST** IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 876 in River Plantation, Phase One - Lot One, Section Five, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Five) Condominiums, of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation, Phase One - Lot One, Section Five, Condominium Apartments, of record in Book 5200, Pages 145 and 146, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Bettye Bennett Larkin, by Warranty Deed dated September 1, 1998, from Mozelle A. Core, unmarried, of record in Book 11094, Page 445, Register's Office for Davidson County, Tennessee. The said Bettye Bennett Larkin, an individual, having conveyed said property to Bettye Bennett Larkin, an individual, married, as to an undivided 50% interest, and Suzanne Bennett Brock, an individual, married, as to an undivided 50% interest, by Quitclaim Deed dated October 22, 2008, of record in Instrument No. 20081023-0106089, said Register's Office. The said Bettye Bennett Larkin now being an un-remarried widow. The said Suzanne Bennett Brock and Suzanne B. Brock being one and the same person.

THIS instrument is being executed on behalf of Bettye Bennett Larkin, pursuant to a Durable General Power of Attorney executed by her on the 30th day of September, 1998, of record in Instrument No. 20160115-0004273 **, Register's Office for Davidson County, Tennessee.**

THE $135,000.00 consideration paid for the 50% undivided interest conveyed hereby would indicate a total value for the subject property of $270,000.00.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Pages 145 and 146, Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Five), of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto;

3) Easement for TVA Transmission Lines of record in Book 2274, Page 547, said Register's Office;

4) Charter of River Plantation, Section Five, of record in Instrument No. 20130409-0035151, said Register's Office; and,

5) Taxes for the current year which have been assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **876 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 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 **14th** day of **January, 2016.**

Bettye Bennett Larkin
by: Suzanne B Brock, Atty in Fact

Bettye Bennett Larkin
By: Suzanne B. Brock, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Suzanne B. Brock,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Bettye Bennett Larkin,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Bettye Bennett Larkin** for the purpose therein contained, by signing the name of **Bettye Bennett Larkin** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **January, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17