WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160009122 DEEDWARR
Recvd: 02/02/16 15:34 2 pgs
Fees:13.00 Taxes:577.20
20160202-0010280

Y-SR-16-1075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH
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)
William Gene Edwards and Kristy Edwards	New owner	
(NAME) **1075 General George Patton Road**	(NAME)	**142-09-0-D-067.00CO**
(ADDRESS) **Nashville, TN 37221-2597**	(ADDRESS)	
(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 **SUSAN BELINDA THOMPSON BONHOTAL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM GENE EDWARDS AND KRISTY EDWARDS, HUSBAND AND WIFE, AND FORREST EDWARDS,** JTWROS 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. 1075 on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, of record in Plat Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Belinda Thompson Bonhotal, individually by Quitclaim Deed from Susan Belinda Thompson Bonhotal, Executrix of the Last Will and Testament of Mary Jean Thompson, deceased, of record in Instrument No. 20120320-0023756, Register's Office for Davidson County, Tennessee, dated March 07, 2012 and recorded on March 20, 2012.

Said property was not occupied as marital residence.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 5200, Page 347, Plat Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section Six with By-Laws appended thereto, of record in Book 5794, Page 526, supplement and amendment in Instrument No. 20050504-0050172 and Instrument No. 20080423-0041324, and corrected by Scriveners Affidavit in Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee.
- Amended By-Laws of record in Instrument No. 20060512-0056329 and Instrument No. 20100415-0028541, Register's Office for Davidson County, Tennessee.
- HOA Charter in Instrument No. 20050415-0042393, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20121114-0104723, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1075 General George Patton Road, Nashville, Tennessee 37221-2597**.

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 29th DAY OF JANUARY, 2016.

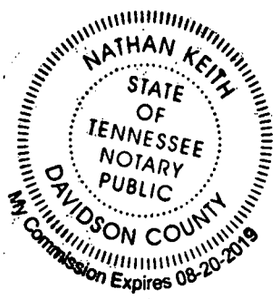
Susan Belinda Thompson Bonhotal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN BELINDA THOMPSON BONHOTAL, 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 29th of January, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212