WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160021802 DEEDWARR
Recvd: 03/17/16 09:47 2 pgs
Fees:13.00 Taxes:758.50
20160317-0025260

O-VRES-16-1019-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(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)
Mark Lewis Tant, Trustee of the BJT Living Trust UAD March 14, 2016	**New Owner**	
(NAME)	(NAME)	**142-05-0C-037.00-CO**
628 Collins Crest		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JAMIE OQUIN, TRUSTEE OF THE LEWIS W. GORDON AND JILL T. GORDON LIVING TRUST AGREEMENT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK LEWIS TANT, TRUSTEE OF THE BJT LIVING TRUST UAD MARCH 14, 2016,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. T-401 together with the carport designated No. T-401-C on the Plan of Phase One, Section Four, River Plantation Condominium Apartments, of record in Book 4860, Page(s) 17 through 19, inclusive, and as amended in Plat Book 4860, Pages 107 through 109, inclusive, both in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lewis T. Gordon and Jill T. Gordon Living Trust Agreement by Quitclaim deed from Jill T. Gordon, unmarried of record in Instrument No. 20120501-0037281 Register's Office for Davidson County, Tennessee, dated April 27, 2012 and recorded on May 01, 2012.

Note: Quitclaim Deed recorded in Instrument Number 20120501-0037281 contained a typographical error in which Lewis W. Gordon was erroneously referred to as Lewis T. Gordon.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page (s) 17 through 19, inclusive, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 4675, page 127, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings 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 Condominiums of record in Book 4892, Page 440, amended in Book 4892, page 484, Book 4956, page 756 amended in Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 4892, page 456, amended in Book 7850, page 955, Register's Office for Davidson County, Tennessee.
- Charter for River Plantation Section Four Condominiums Homeowners' Association, Inc. in Instrument No. 20050415-0042394, Register's Office for Davidson County, Tennessee.
- TVA Line Easement in Book 2274, page 547, Book 2277, page 619 and Book 3028, page 605, Registers' Office for Davidson County, Tennessee. (affects common area only)
- Easement for fuel line of record in Book 7776, Page 934, Register's Office for Davidson County.
- Easement of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.

• Restrictions of record as Instrument Number 20120313-0021667 in the Register's Office for Davidson County, Tennessee.

• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1019 Todd Preis Drive , Nashville, Tennessee 37221-2478**.

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 16th DAY OF MARCH, 2016.

The Lewis W. Gordon and Jill T. Gordon Living Trust Agreement

Jamie Oquin, Trustee

Jamie Oquin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMIE OQUIN, TRUSTEE of THE LEWIS W. GORDON AND JILL T. GORDON LIVING TRUST AGREEMENT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 16th of March, 2016.

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

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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