THIS INSTRUMENT PREPARED BY: & return to:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1177

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James T. Lawrence III 527 General George Patton Road Nashville, TN 37221	New Owner	149-09-0F-527.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

BILL GARRETT, Davidson County
Trans:T20160021921 DEEDWARR
Recvd: 03/17/16 11:28 2 pgs
Fees:13.00 Taxes:536.50
20160317-0025392

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Wanda L. Smith, a widow,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James T. Lawrence III,** 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:

Land in Davidson County, Tennessee, being Unit No. 527, together with the Carport designated No. 527-C on the Plan of River Plantation, Phase II, Section VIII, a Condominium, a Horizontal Property Regime, of record in Book 6900, page 514 through 517, as amended in Book 6900, page 654, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 7417, page 396, said Register's Office, to which reference is hereby made. The easements restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, properly, co-owners and tenants of River Plantation, Phase II, Section VIII, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, page 396-438, Register's Office for Davidson County, Tennessee, are incorporated herein and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation, Sections 8-11 Umbrella Association, of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to James E. Smith and Wanda L. Smith, husband and wife by Warranty Deed from David W. Duke, dated February 28, 2006, recorded March 3, 2006, in Instrument No. 20060303-0025188, Register's Office for Davidson County, Tennessee. The said James Edward Smith died on February 9, 2009 leaving Wanda L. Smith as surviving tenant by the entirety.

This is improved property located at: **527 General George Patton Road, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, (6) All matters appearing on the Plan of River Plantation, Phase II, Section VIII, as shown on plat of record in Plat Book 6900, pages 514 thru 517, amended in Plat Book 6900, pages 654 thru 657, said Register's Office for Davidson County, Tennessee. (7) All matters appearing on the Boundary Plat of record in Plat Book 6900, page 397, as corrected in Book 8123, page

690, said Register's Office for Davidson County, Tennessee. (8) Master Deed establishing a Horizontal Property Regime of River Plantation (Section Eight, Phase II), as of record in Book 7417, page 396, Register's Office for Davidson County, Tennessee. (9) Easement and right-of-way granted to Tennessee Valley Authority for electric power transmission lines, of record in Book 2277, page 619 and in Book 3028, page 605, Register's Office for Davidson County, Tennessee. (10) Declaration of Restrictive Covenants and By-Laws for River Plantation, Sections 8-11, Umbrella Association, of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee. (11) Charter for River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee. (12) Conveyance of Common Area to River Plantation, Section VIII, Phase 2, Condominium Association, Inc., of record in Instrument No.20090825-0079854, Register's Office for Davidson County, Tennessee. (13) Easement affecting subdivision of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee and (14) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **March, 2016.**

GRANTOR(S)

Wanda L. Smith

Wanda L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Wanda L. Smith** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **15th** day of **March, 2016.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires: