WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160025747 DEEDWARR
Recvd: 03/30/16 14:50 2 pgs
Fees:13.00 Taxes:743.70
20160330-0030174

R-VRES-16-301-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th 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)
Charles R. Anderson and Sharon B. Anderson	**Same as New Owner**	
(NAME)	(NAME)	**142-05-0A-061.00-CO**
301 Plantation Court		
(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, **ELSIE H. CLARK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES R. ANDERSON AND SHARON B. ANDERSON,** 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:

Unit No. K-1, together with the Carport, designated No. K-1-C, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantations, Section Two Condominium Apartments, recorded in Book 4460, pages 136 and 137, Register's Office for said County, and described in a Master Deed, recorded in Book 4661, page 334, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 334, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the by-laws of record in Book 4661, page 353, Register's Office for said County, as amended in Book 4691, page 906, said Register' s Office.

Being the same property conveyed to Elsie H. Clark by Warranty deed from Linda T. Phillips, unmarried of record in Book 5751, page 328, Register's Office for Davidson County, Tennessee, dated May 29, 1981 and recorded on June 01, 1981.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 4460, Page (s) 136 and 137, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation Section Two of record in Book 4461, Page 334, as amended in Instrument No. 20120828-0077603, Register's Office for Davidson County, Tennessee.
- By-Laws appended to Master Deed in Book 4661, page 353, amended in Book 4691, page 906, Book 6354, page 676, corrected in Book 6436, page 389, amended in Instrument Number 20120828-0077595, Register's Office for Davidson County, Tennessee.
- Charter of River Plantation (Section Two), Inc. of record in Instrument Number 20100408-0026710 and Instrument No. 20110831-0067570, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District in Book 3770, page 6, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130517-0050159, in the 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: **301 Plantation Court, Nashville, Tennessee 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 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 MARCH, 2016.

Elsie H. Clark

Elsie H. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELSIE H. CLARK, 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 March, 2016.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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