BILL GARRETT, Davidson County
Trans:T20160025842 DEEDWARR
Recvd: 03/31/16 08:36 2 pgs
Fees:13.00 Taxes:851.00
20160331-0030264

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY
NOE & NEWCOMB
An Association of Attorneys
102 Frey St., PO Box 82
Ashland City, TN 37015

George C. McGill and Dora S. McGill

TO: Ramona S. Steltemeier
531 General George Patton Rd.
Nashville, Tenn. 37221

MAP & PARCEL:
142 09 0F 531.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, George C. McGill, and wife, Dora S. McGill, Grantors herein; have bargained and sold and by these presents do convey unto Ramona S. Steltemeier, Grantee herein, her successors and assigns, the following described property:

> Unit No. 531, together with the Carport designated No. 531-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 , and 517, as amended in Book 6900, page 654, et seq, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq, Register's Office for Davidson County, Tennessee, to which reference is hereby made.
>
> BEING the same property conveyed to George C. McGill and wife, Dora S. McGill from Haury and Smith Contractors, Inc., by deed dated July 15, 1988, of record in Deed Book 7601, page 173, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all matters on the plan of record in Plat Book 6900, page 514, 515, 516 & 517, as amended in Plat Book 6900, page 654, Register's Office of Davidson County, Tennessee; Master Deed and By-Laws of record in Deed Book 7417, page 396, Register's Office of Davidson County, Tennessee; Declarations of Covenants, Conditions and Restrictions of record in Deed Book 7389, page 924, Register's Office of Davidson County, Tennessee; the provisions of the Tennessee Horizontal Property Act of record at Tennessee Code Annotated 66-27-101 et seq.; and all other matters of record.
>
> This is improved property known as 531 General George Patton Rd, Nashville, TN 37221.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set our hands, this the 28th day of March, 2016.

George C. McGill

Dora S. McGill

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, George C. McGill, and wife, Dora S. McGill the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 28th day of March, 2016.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Ramona L Steltenieer
Affiant

SWORN to and subscribed before me,

this the 28th day of March, 2016.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17