THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste 150** **Brentwood, TN 37027** **CRT File No. 16036802** BILL GARRETT, Davidson County Trans:T20160031814 DEEDWARR Recvd: 04/19/16 09:36 2 pgs Fees:13.00 Taxes:841.75 20160419-0037548	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $227,500.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2016. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Robert C. Cleland 1009 General George Patton Rd Nashville TN 37221-2588	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-09-0D-053-00-CO

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 of which is hereby acknowledged, **Michael Joe Proctor and wife, Amber Denise Proctor,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert C. Cleland and Sue Cleland, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1009 of Section Six, Phase One, River Plantation, Condominium Apartments, as shown on plat of in Book 5200, Page 359 and 360, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 5794, Page 526, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Michael Joe Proctor and wife, Amber Denise Proctor by Warranty deed from James W. Vandegrift and wife, Deborah A. Vandegrift of record in Instrument No. 20050211-0015928 Register's Office for Davidson County, Tennessee, dated February 9, 2005 and recorded on February 11, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

All matters shown on the Plan of record in Plat Book 5200, Page 347, Plat Book 5200, Pages 359 and 360, 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, 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 inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1009 General George Patton Rd Nashville TN 37221-2588

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 April, 2016.

Michael Joe Proctor

Amber Denise Proctor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Joe Proctor and Amber Denise Proctor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2016.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018