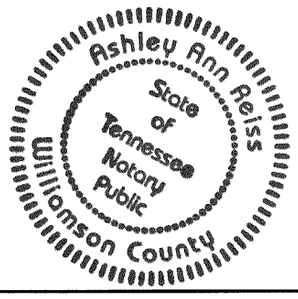
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Mandy Terrys
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of April, 2016.

Ashley Ann Reiss
Notary Public

MY COMMISSION EXPIRES: 2/9/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel Bennett and Ashley Seaton	FirstBank	142-05-0A-039.00 CO
(NAME) 209 Plantation Court	(NAME) 318 Seaboard Lane Suite 205	Davidson County DEEDWARR Recvd: 05/02/16 09:46 4 pgs Fees:23.00 Taxes:545.75 **20160502-0042549**
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Courtney W. Wood, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel Bennett, an unmarried man and Ashley Seaton, an unmarried woman, as joint tenants with the right of survivorship**, 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 a part of the Plan of River Plantation, Section Two , Condominium Apartments, as of record in Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. F-5 on said plan as shown in and described by the Master Deed establishing horizontal property regime with respect to River Plantation, Section Two, Condominium.

Being the same property conveyed to Courtney W. Wood, unmarried by Warranty Deed from Jane H. Lesperance, unmarried of record in Instrument No. 20141223-0117277, Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 23, 2014.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters shown on the Plan of record in Plat Book 4460, Page(s) 136 and 137; 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

Two of record in Book 4461, Page 334, Book 4562, page 474, Book 4784, page 464, Book 4956, page 756 and as amended in Instrument No. 20120828-0077603; restrictive covenants contained in an instrument of record in Book 7389, page 924; Book 7389, page 941; and Book 92417, page 851; 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; Charter of River Plantation (Section Two), Inc., of record in Instrument Number 20100408-0026710 and Instrument No. 20110831-0067570; Easement to Harpeth Valley Utilities District in Book 3770, page 6; Grant of Easement of record in Instrument Number 20130517-0050159; Restrictions of record in Instrument Number 20141223-0117277; in the Registers Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 209 Plantation Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 28 day of April, 2016

Courtney W. Wood

State of Alabama
County of Jefferson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Courtney W. Wood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Birmingham (City) Alabama (State) this 28th day of April, 2016.

Notary Public
My Commission Expires: 07/15/17

File No.: 22470

BRADLEY TOLES
MY COMMISSION EXPIRES
NOTARY
PUBLIC
07-15-2017
ALABAMA STATE AT LARGE

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY