THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047385**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2016. Notary Public My Commission Expires: January 5, 2020

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Harry Roulon Allen, Jr. 1331 GENERAL GEORGE PATTON RD Nashville TN 37221-2445	Send Tax Bills To: ~~New Owner~~ First Mortgage Co., LLC d/b/a Cunningham & Co. 804 Green Valley Rd. Ste 103 Greensboro, NC 27408	Tax Information: Tax Parcel ID No. 142-9-E-117.00 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, **Anna Gayle Sisco, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harry Roulon Allen, Jr. and Pamela Allen, Husband and Wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson State of Tennessee, described to-wit:

Unit No. 1331, together with the Carport designated No. 1331-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Anna Gayle Sisco by Warranty Deed from Gertrude C. Maxwell, now known as Gertrude C. Maxwell Duke, recorded on the 9th day of January, 2003 in Instrument No. 20030109-0004193, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Davidson County DEEDWARR
Recvd: 05/20/16 14:58 3 pgs
Fees:18.00 Taxes:888.00
20160520-0050919

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION SEVEN, PHASE ONE, as recorded in Plat Book 5200, Page(s) 705 and 706, amended in Book 6392, Page 321.

Terms and provisions of by-Laws recorded in Instrument No. 20141014-0095009.

Charter of Homeowners Association recorded at Instrument No. 20070405-0041036, amended at Instrument No. 20141014-0095008.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION of record in Book 6226, Page 9; also subject to easements, rights and interests 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 building thereon.

This is improved property located at 1331 GENERAL GEORGE PATTON RD Nashville TN 37221-2445

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 20th day of May, 2016.

Anna Gayle Sisco, by Rhonda Rust, Attorney in Fact

Anna Gayle Sisco
By: Rhonda Rust, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rhonda Rust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Anna Gayle Sisco, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of May 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY