BILL GARRETT, Davidson County
Trans:T20160049573 DEEDWARR
Recvd: 06/13/16 09:15 2 pgs
Fees:13.00 Taxes:555.00
20160613-0059285

Prepared by and Return to: **Simpkins Law Firm, PLLC** **P.O. Box 670** **Madison, MS 39130** **(601) 707-5460**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value whichever is greater for this transfer is $150,000. John A. Warren SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of May, 2016. Notary Public My commission expires: 8-3-2016

MELISSA L. BLEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
8/3/2016

SEND TAX BILL TO NEW OWNERS	
ADDRESS NEW OWNERS AS FOLLOWS: **John Andrew Warren and Bevely Jane Warren** **1220 General George Patton Road** **Nashville, TN 37221**	**MAP-PARCEL NUMBERS** **142090E02000CO**

WARRANTY DEED

For and in 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, JOHN A. WARREN, hereinafter referred to as Grantor, has bargained, and sold, and does hereby transfer and convey to JOHN ANDREW WARREN and BEVELY JANE WARREN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Seven, Phase One, a Horizontal Property Regime, as of record in Book 5200, pages 705 and 706 and amended in Book 6392, page 321, said Register's Office, the part hereby described being:
>
> Unit No. 1200 said Plan, together with the carport designated No. 1220-C shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Seven.

Being the same property conveyed to John A. Warren and Shirley J. Warren, husband and wife, by Warranty Deed from Jimmy Sensing, Executor of the Estate of Gayle Sensing, by recorded Instrument No. 20101007-0080375, date September 16, 2010 and recorded October 7, 2010. Since said conveyance, Shirley J. Warren has passed away, her date of death in Davidson County, Tennessee was February 8, 2016. Her husband John A. Warren therefore acquired sole title to said property by operation of law.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

THIS IS IMPROVED PROPERTY KNOWN AS: 1220 General George Patton Road
Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and/or assigns, forever. Grantor covenants with Grantees that Grantor is 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16 day of May, 2016.

John A. Warren
JOHN A. WARREN

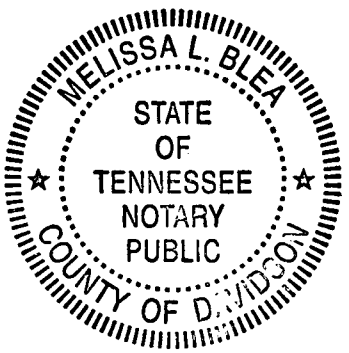
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named John A. Warren, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained, and who acknowledged that he executed the same as his own free act and deed.

WITNESS my hand and official seal this 16 day of May, 2016.

Melissa L Blea
NOTARY PUBLIC

My commission expires: 8/3/2016



MY COMMISSION EXPIRES:
8/3/2016