WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051099 DEEDWARR
Recvd: 06/16/16 11:37 2 pgs
Fees:13.00 Taxes:902.80
20160616-0061091

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $244,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2016.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anthony Adrian Adgent **Mary Beth Hofstetter Adgent**	**Regions Bank d/b/a Regions Mortgage**	**Map 142-09-0-D Parcel 099.00co**
1026 General George Patton Road	**Department 2520, PO BOX=2153**	
Nashville, TN 37221	**Birmingham, AL 35287=2520**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vikki Renee Connally, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Adrian Adgent and Mary Beth Hofstetter Adgent, husband and wife

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 Unit No. 1026, together with the Carport designated No. 1026-C in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, as shown on the Plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, amended in Instrument No. 20050504-0050172, and Instrument No. 20080423-0041324 (corrected by Scrivener's Affidavit in Instrument No. 20080429-0043657), and By-Laws amended in Instrument No. 20060512-0056329 and Instrument No. 20100415-0028541, 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 Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, Page 526, 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 all of the same property conveyed to Jack Oswalt and Mary Oswalt by Deed dated June 30, 2010 from Joseph G. Elcan 1997 Irrevocable Trust dated December 24, 1997 of record in Instrument No. 20100706-0052637, Register's Office for Davidson County, Tennessee. The said Mary Oswalt having died on October 12, 2013 and Jack Oswalt having died on January 24, 2014. The said property was devised to Bobby J. Oswalt, who predeceased Jack Oswalt with no issue, Claudia G. Briley and Vikki R. Oswalt by the Last Will and Testament of Jack Oswalt, of record in Probate Docket No. 14P-853, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The said property was further conveyed to Vikki Renee Connally and Claudia Briley by Executor's Quitclaim Deed dated January 29, 2015 from Claudia Briley, Executor of record in Instrument No. 20150209-0011635 and further conveyed to Vikki Renee Connally by Quitclaim Deed dated February 19, 2015 from Claudia Briley of record in Instrument No. 20150304-0019062, said Register's Office. Vikki R. Oswalt and Vikki Renee Connally are one and the same.

This is improved (__X__) Unimproved (____) property, known as **1026 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 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 my/our hand(s) this **15th** day of **June, 2016.**

Vikki Renee Connally

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Vikki Renee Connally,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2016.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.