Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1079HUD

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of July, 2016

Notary Public
Commission Expires: 6/9/2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 9, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Diane A. Gregory 631 General George Patton Road Nashville, TN 37221	New owner	142-09-0F-631.00 CO

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, I/WE,

Teresa Faye Stewart, Trustee of the Teresa Faye Stewart Revocable Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diane A. Gregory

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, State of Tennessee, described as follows, to-wit:

Unit No. 631, together with the Carport designated No. 631-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, page 397, as amended in Book 6900, pages 514-517, and further amended in Book 6900, pages 654-657, corrected in Book 8123, page 690, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396-438, 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, VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto recorded in Book 7417, pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

BEING the same property conveyed to Teresa Faye Stewart, Trustee of the Teresa Faye Stewart Revocable Trust, by Warranty Deed from James H. Scott, dated 9/9/15 and recorded 9/18/15 in Instrument No. 20150918-0095203; and being the same property previously conveyed to James H. Scott and wife, Paralee T. Scott, by Warranty Deed from Larry A. Thomas and wife, Brenda J. Thomas, dated 12/15/97 and recorded in Book 10724, Page 306, re-recorded in 10802, Page 968 and further re-recorded in Book 10809, Page 681, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 631 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, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160061821 DEEDWARR
Recvd: 07/19/16 09:14 2 pgs
Fees:13.00 Taxes:947.20
20160719-0073970

Dated this the 8th day of July, 2016.

Teresa Faye Stewart

Teresa Faye Stewart

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teresa Faye Stewart, Trustee of the Teresa Faye Stewart Revocable Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of July, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 1/13/20