WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160076657 DEEDWARR
Recvd: 09/01/16 10:19 2 pgs
Fees:13.00 Taxes:906.50
20160901-0091923

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-13-19

(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
Grace A. Rohling	NEW OWNER	142090E07900CO
(NAME)	(NAME)	
1280 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kimberly D. Hicks**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Grace A. Rohling**, hereinafter called the GRANTEE(S), 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. 1280 and carport 1280-C, shown as C79 on the plat of Section Seven, Phase One, River Plantation Condominium Apartments of record in Plat Book 5200, Pages 705-706 and amended in Book 6392, Page 321 and being further established by the Master Deed for River Plantation Section Seven, a Horizontal Property Regime, of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kimberly D. Hicks by Warranty Deed from 870 Murfreesboro Road, Inc., dated December 21, 2011 and recorded January 5, 2012 of record in Instrument Number 20120105-0001095, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 5200, Page 562 and Plat Book 5200, Pages 705-706 and Amended in Book 6392, Page 321, in the Register's Office for Davidson County, Tennessee.
10. Rights of the Co-Owners of Haury & Smith Contractors Inc., in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6226, Page 9, Amended and Restated By-Laws of River Plantation Section VII, recorded as Instrument No. 20141014-

0095009 inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.
Charter of River Plantation Section VII recorded as Instrument No. 20070405-0041036, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of River Plantation Section VII recorded as Instrument No. 20141014-0095008, in the Register's Office for Davidson County, Tennessee.
By-laws of River Plantation Section Seven recorded as Book 6226, Page 18, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1280 General George Patton Road, 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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of August, 2016.

Kimberly D. Hicks

State of Tennessee
County of Williamson

Personally appeared before me Kimberly D. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2016.

Notary Public
My Commission Expires: 11/15/17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027