BOX #14
G#28713-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160082848 DEEDWARR
Recvd: 09/21/16 10:59 3 pgs
Fees:18.00 Taxes:573.50
20160921-0099391

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

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
Austin Adams	**PrimeLending, a PlainsCapital Company**	**142090F41500CO**
415 General George Patton Road	**18111 Preston Road, Suite 900**	
Nashville, TN 37221	**Dallas, TX 75252**	

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

Jon Wilson Townsend, a married man, and Karen Leigh Townsend, unmarried, the sole Heirs-At-Law of Jeanne D. Townsend

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

Austin Adams, a single man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 415, together with the Carport designated No. 415-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Eight, Phase II) Condominiums, of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation, Section VIII, Phase II, Condominium Apartments, of record in Book 6900, Pages 514 through 517, inclusive, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Jeanne D. Townsend, unmarried, by Warranty Deed dated November 24, 1987, from Haury and Smith Contractors, Inc., a Tennessee corporation, of record in Book 7423, Page 499, Register's Office for Davidson County, Tennessee. The said Jeanne D. Townsend, also known as Jean Denst Townsend, died intestate on April 4, 2016. Jon Wilson Townsend and Karen Leigh Townsend were determined to be the sole heirs-at-law by Affidavit of Heirship of record in Instrument No. 20160921-0099390, said Register's Office.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

THE conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan of record in Book 6900, Pages 514 through 517, inclusive, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Boundary Plat of record in Book 6900, Page 397, and corrected in Book 8123, Page 690, Register's Office for Davidson County, Tennessee;
3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, appended to the Master Deed; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Eight, Phase II), Condominiums, of record aforementioned;
4) Easement and right-of-way granted to Tennessee Valley Authority for electric power transmission lines, of record in Book 2277, Page 619, and in Book 3028, Page 605, Register's Office for Davidson County, Tennessee;
5) Declaration of Restrictive Covenants and By-Laws for River Plantation, Sections 8-11, Umbrella Association, of record in Book 7389, Page 924, said Register's Office;
6) Charter of River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7402, Page 591, Register's Office for Davidson County, Tennessee;
7) Conveyance of Common Area to River Plantation Section VIII Phase 2 Condominium Association, Inc., of record in Instrument No. 20090825-0079854, said Register's Office; and,
8) Taxes for the current year which have been prorated and were paid by the Grantors herein and subsequent years, not yet due and payable.

This is improved property, known as: **415 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 **20th** day of **September, 2016.**

Jon Wilson Townsend, as the sole Heir-At-Law of Jeanne D. Townsend

Karen Leigh Townsend, as the sole Heir-At-Law of Jeanne D. Townsend

STATE OF ALABAMA)
COUNTY OF Baldwin)

Personally appeared before me, a Notary Public of said County and State, **Jon Wilson Townsend, the sole Heir-At-Law of Jeanne D. Townsend,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Orange Beach (City), Alabama, this 19 day of **September, 2016.**

My Commission Expires: My Commission Expires 01/18/2017

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Karen Leigh Townsend, the sole Heir-At-Law of Jeanne D. Townsend,** 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 **20th** day of **September, 2016.**

My Commission Expires: _____

Notary Public

2) All matters shown on the Boundary Plat of record in Book 6900, Page 397, and corrected in Book 8123, Page 690, Register's Office for Davidson County, Tennessee;
3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, appended to the Master Deed; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Eight, Phase II), Condominiums, of record aforementioned;
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Witness my/our hand(s) this **20th** day of **September, 2016.**

_____
Jon Wilson Townsend, as the sole Heir-At-Law of Jeanne D. Townsend

Karen Leigh Townsend
Karen Leigh Townsend, as the sole Heir-At-Law of Jeanne D. Townsend

STATE OF ALABAMA)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Jon Wilson Townsend, the sole Heir-At-Law of Jeanne D. Townsend,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (City), Alabama, this _____ day of **September, 2016.**

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Karen Leigh Townsend, the sole Heir-At-Law of Jeanne D. Townsend,** 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 **20th** day of **September, 2016.**

My Commission Expires: HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

_____
Notary Public