RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-34140

BILL GARRETT, Davidson County
Trans:T20160090073 DEEDWARR
Recvd: 10/12/16 14:24 2 pgs
Fees:13.00 Taxes:810.30
20161012-0107995

WARRANTY DEED

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

B-FC-16-1252-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/30/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle S. Roberts	New Owner	
(NAME)	(NAME)	**142 09 0E 051.00-CO**
1252 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2439		
(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 consideration, the receipt of which is hereby acknowledged, **AARON MASSEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE S. ROBERTS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1252, together with the carport designated No. 1252-C on the Plan of River Plantation, Section Seven, Phase One, of record in Plat Book 5200, pages 705 and 706, as amended in Book 6392, Page 321, Registers Office for said County, to which plan reference is made for a more complete description, together with appurtenant interest in the common elements of River Plantation, Section Seven, a horizontal property regime established by Master Deed of record in Book 6226, page 9, said Register's Office.

Being the same property conveyed to Mark S. Massey and Aaron Massey by Quitclaim deed from Aaron Massey of record in Instrument No. 20070706-0080626 Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 06, 2007.

Said Mark S. Massey deceased and Affidavit of Heirship recorded on February 01, 2016 in Instrument No. 20160201-0009140, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron Massey, a married man by Quitclaim deed from Gail Scott Massey, unmarried of record in Instrument No. 20160201-0009141 Register's Office for Davidson County, Tennessee, dated January 27, 2016 and recorded on February 01, 2016. Said property is not the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 705 and 706, amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to 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; also subject to the 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 buildings 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 Seven of record in Book 6226, Page 9 and Instrument No. 20141014-0095009, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6226, Page 18, Register's Office for Davidson, County, Tennessee.
- Charter for River Plantation Section VII Homeowners Association, Inc., of record in Instrument Number 20070405-0041036, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.

- Sewer easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee.
- Articles of Amendment to the Charter of River Plantation Section VII of record in Instrument Number 20141014-0095008, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1252 General George Patton Road , Nashville, Tennessee 37221-2439**.

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), their heirs and 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), 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 the 5th DAY OF OCTOBER, 2016.

Aaron Massey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON MASSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212