Davidson County DEEDWARR
Recvd: 10/20/16 08:26 3 pgs
Fees:18.00 Taxes:862.10
20161020-0110745

WARRANTY DEED

28193

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2016.

(Affix Seal) Notary Public

My Commission Expires: 3-25-18

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert Grace	New Owner	Map/Parcel
404 Powder Mill Road		142 09 0E 053.00 CO
Nashville, Tennessee 37205		

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, DOREEN P. DURDEN, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto ROBERT GRACE, married, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Unit No. 1254, together with the Carport designated No. 1254-C, in River Plantation, Section Seven, Phase One a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Phase One Condominium Apartments, recorded in Book 5200, pages 705 and 706, as amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, 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 Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, 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 the same property conveyed to Doreen P. Durden by Warranty Deed from Robert A. Downing and spouse, Jeannie W. Downing, dated November 12, 1993, of record in Book 9151, page 234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2016 are a lien against said property, are due and payable. Said taxes have been prorated between the parties as of the date of this instrument.

2. All matters appearing on the Plan of River Plantation. Section Seven, Phase One, of record in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee.
3. Boundary Plat as recorded in Book 5200, page 562, Register's Office for Davidson County, Tennessee.
4. Declaration of covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed and By-Laws of record in Book 6226, page 9; Book 6226, page 18; and Instrument No. 20141014-0095009, Register's Office for Davidson County, Tennessee.
5. Charter of River Plantation Homeowners' Association of record in Instrument No. 20070405 and amended in Instrument No. 20141014-0095008, Register's Office for Davidson County, Tennessee.
6. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is IMPROVED property known as 1254 General George Patton Road, Nashville, Tennessee 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 GRANTEE, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 19th day of October, 2016:

Doreen P. Durden by Loraine Mackender, Her Attorney in Fact,

Doreen P. Durden by Loraine Mackender, Her Attorney in Fact,

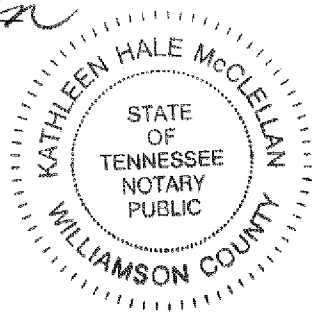
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, personally appeared Loraine Mackender, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Doreen P. Durden, and who acknowledged that she executed the same as the free act and deed of Doreen P. Durden.

Witness my hand, at office, this 19th day of October, 2016:

Kathleen Hale McClellan
Notary Public

My commission expires: 12-6-2016



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020