WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

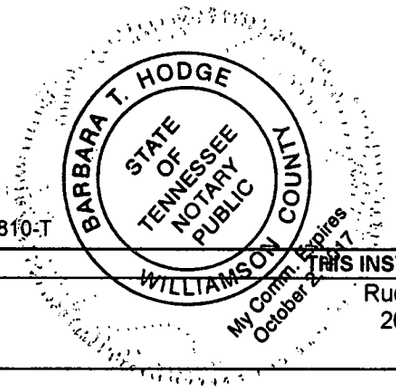
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Marlene Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/2/17
(AFFIX SEAL)



B-KW-16-810-T

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)
Barbara H. Morgan	Barbara H. Morgan	
(NAME) **810 General George Patton Road**	(NAME) 1008 Tulip Way	**142-09-0B-810.00-CO**
(ADDRESS) **Nashville, TN 37221**	(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 consideration, the receipt of which is hereby acknowledged, **PAMELA SUE PALMER, MARRIED AND LAURIE ANNE PALMER FLEMING, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA H. MORGAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 810, together with Carport designated No. 810-C, of Phase One - Lot One, Section Five, River Plantation Condominiums, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation Condominiums (Section Five) of record in Book 5410, Page 248, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Plat of record in Book 5200, Pages 145 and 146, in said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to James T. Johnson and wife, Dorice R. Johnson by Warranty deed from Haury & Smith Contractors, Inc. of record in Book 5549, page 504, in the Register's Office for Davidson County, Tennessee, dated December 28, 1979 and recorded on December 31, 1979. The said Dorice R. Johnson died February 9, 1993, leaving James T. Johnson as tenant by the entirety. The said James T. Johnson aka James Thomas Johnson died testate September 3, 2016, his Last Will and Testament having been probated in Docket No. 16P-1511, in the Probate Court for Davidson County, Tennessee and recorded in Instrument No. 20160915-0097109, in said Register's Office, devising the property to Pamela Sue Palmer and Laurie Anne Palmer Fleming. Said property is not and has never been the primary marital residence of the within named Grantors.

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 145 and 146, Register's Office for Davidson County, Tennessee.
- Boundary plat of record in Plat Book 5200, Page 135, 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 Fiveof record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160097521 DEEDWARR
Recvd: 11/03/16 13:46 2 pgs
Fees:13.00 Taxes:758.50

20161103-0116553

- Easement for TVA transmission line or lines and towers of record in Book 2274, Page 547, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 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(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 2nd DAY OF NOVEMBER, 2016.

Pamela Sue Palmer

Pamela Sue Palmer

Laurie Anne Palmer Fleming

Laurie Anne Palmer Fleming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA SUE PALMER, 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 2nd of November, 2016.

Megan Paulus

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURIE ANNE PALMER FLEMING, 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 2nd of November, 2016.

Megan Paulus

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~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
Solomon Parker Title & Escrow
8119 Isabella Lane, Ste 104
Brentwood, TN 37027