RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160108918 DEEDWARR
Recvd: 12/12/16 13:25 4 pgs
Fees:23.00 Taxes:754.80

20161212-0129993

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,000.00.

Affiant

Subscribed and sworn to me on December 8, 2016.

NOTARY PUBLIC

My Commission Expires: 7-3-2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29993SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dudley W. King, III. 1000 West Grove Avenue Nashville, TN 37203	F&M Bank 10 Cadillac Drive, Ste 100 Brentwood, TN 37027	142-9-D-146 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marian C. Fordyce, unmarried**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Dudley W. King, III., a single man**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 1102, together with the Carport designated No. 1102-C, in River Plantation, Section Six, 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 plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County,

Tennessee, and described in Master Deed recorded in Book 5794, page 526, 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 Six, Phase One, Condominium Apartments contained in the Master Deed and By Laws appended thereto, recorded in Book 5794, page 526, 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 Evalina C. Cheadle and Marian C. Fordyce, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Carole E. Dungey and husband, Milton Dupont Dungey, recorded on August 15, 2005 in Instrument No. 20050815-0096398, Register's Office for Davidson County, Tennessee. The said Evalina C. Cheadle having since died on February 18, 2015.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties.
2. The Plan of record in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.
3. All matters as shown on the Boundary Plat of record in Book 5200, page 347, Register's Office for Davidson County, Tennessee.
4. 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 66-274-101 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 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 Condominium Apartments, Section Six, of record in Book 5794, page 526, and supplement and amendment in Instrument No. 20050504-0050172, Instrument No. 20080423-0041324, Instrument No. 20080429-0043657, By-Laws of record in Book 5794, page 5396, amended in Instrument No. 20060512-0056329, and Instrument No. 20100415-0028541, Register's Office for Davidson County, Tennessee.
5. Charter of River Plantation Section Six Condominiums Homeowners Association, Inc. of record in Instrument No. 20050415-0042393, Register's Office for Davidson County, Tennessee.

6. Easement for T.V.A. Transmission Line of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.
7. Quitclaim Deed for open space and common area to the River Plantation Section Six Condominiums Homeowners Association, Inc., of record as Instrument No. 20090825-0079855, Register's Office for Davidson County, Tennessee.
8. Grant of Easement to Comcast of Nashville I, LLC, recorded as Instrument No. 20121114-014723, Register's Office for Davidson County, Tennessee.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1102 General George Patton Boulevard, 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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 9th day of December, 2016.

Marian C. Fordyce

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Marian C. Fordyce, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on December 9, 2016.

NOTARY PUBLIC

My Commission Expires: 7-3-2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE