THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33447-12-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $247,000.00. Affiant Subscribed and sworn to before me this 12th day of January, 2017. Notary Public My Commission Expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Ann Hace, James Hace 739 General George Patton Rd. Nashville, TN 37221	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 142 09 0 F 739 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jean H. Voorhees**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James J. Hace and Ann S. Hace, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 739 General George Patton Rd., Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170004614 DEEDWARR
Recvd: 01/18/17 09:43 3 pgs
Fees:18.00 Taxes:913.90
20170118-0005194

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of January, 2017.

Jean H. Voorhees

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jean H. Voorhees**, 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, at office, this 12th day of January, 2017.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 739, together with the carport designated No. 739-C on the Plan of Amended River Plantation, Section VIII, Phase II of record in Plat Book 6900, pages 514-517, as amended in Plat Book 6900, pages 654-657, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Eight, Phase II), a horizontal property regime established by Master Deed of record in book 7417, page 396, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean H. Voorhees, a single woman, by deed dated June 6, 1994 from Recardo Y. Mantlo, a single person and Malinda M. Mantlo, a single person of record in Book 9374, page 944, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 142 09 0 F 739 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for River Plantation, Sectons 8-11 Umbrella Association, of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Eight, Phase II), of record in Book 7417, page 396, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Boundary Plan of record as Plat Book 6900, page 397 corrected by Surveyor's Certificate of Correction in Book 8123, page 690, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 6900, pages 514-517, as amended in Plat Book 6900, pages 654-657, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 7344, page 438, Register's Office for Davidson County, Tennessee.