STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2017.

Notary Public
MY COMMISSION EXPIRES: 6/28/17
File No. G17-7676D

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Davidson County DEEDWARR
Recvd: 03/28/17 15:05 3 pgs
Fees:18.00 Taxes:862.10
20170328-0030190

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin H. Cason (NAME)	Same (NAME)	142-09-D-44.00-CO
1113 General George Patton Rd (STREET ADDRESS)	(STREET 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Donna K. Butler, A Single Woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin H. Cason,** a single man HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1113 together with Carport No. 1113-C on the plan of SECTION SIX, PHASE ONE, RIVER PLANTATION CONDOMINIUM APARTMENTS, of record in Book 5200, Page 359 and 360, Register's Office for said County, to which plat reference is made for a more complete description, together with appurtenant interest in the common elements of River Plantation (Section Six), a Horizontal Property Regime established at Master Deed and By-Laws of record in Book 5794, Page 526; amended in Instrument # 200505040050172, as supplemented and amended in Instrument No. 20080423-0041324 (as corrected by Scrivener's Affidavit recorded in Instrument # 20080429-0043657, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Donna K. Butler, A Single Woman from Jacob C. Stock and Arlena Stock, Husband and Wife, by Warranty Deed dated September 10, 2015, as Instrument No. 20150916-0093936, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 359, Boundary Plat of record in Book 5200, Page 349, and Plat Amendment in Instrument # 201003220021024, Register's Office for Davidson County, Tennessee.

1. The premises herein 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; 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, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Section Six, Phase One, River Plantation Condominium Apartments and recorded in Book 5794, page 526, Instrument # 200505040050172, 200804230041324, and 200804290043657, Register's Office for Davidson County, Tennessee.
2. Charter of Homeowner's Association of record in Instrument # 200504150042393, Register's Office for Davidson County, Tennessee.
3. Bylaws of record in Instrument # 200605120056329 and 201004150028541, Register's Office for Davidson County, Tennessee.
4. Common Area conveyed to Homeowner's Association of record in Instrument # 200908250079855, Register's Office for Davidson County, Tennessee.
5. Grant of Easement to Comcast of Nashville I, LLC as recorded in Instrument # 201211140104723, Register's Office for Davidson County, Tennessee.
6. Easement to US Sprint Communication Company as recorded in Instrument # 201401140003778, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1113 General George Patton Rd, 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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 27th day of March, 2017.

Donna K. Butler

March 27, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 27th day of March, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY