WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M17614

BILL GARRETT, Davidson County
Trans: T20170029890 DEEDWARR
Recvd: 04/10/17 10:15 2 pgs
Fees: 13.00 Taxes: 839.53
20170410-0034687

WARRANTY DEED

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $226,900.00.

Affiant

Subscribed and sworn to before me this 5 day of April, 2017.

Notary Public
My Commission expires: 2/25/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John McClure	Churchill/Mtg/Corp// F & M Bank	142-05-0A-143.00CO
606 Plantation Court	10 Cadillac Dr.,#100	
Nashville, TN 37221	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Coleman S. Boyd and Nancy S. Boyd, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John McClure, unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. X-5, together with the Carport designated No. X-5-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments, recorded in Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, page 374, of the 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 property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments, recorded in Book 4661, page 906, of the Register's Office of 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 Coleman S. Boyd and wife, Nancy S. Boyd, by deed from Denise Allen Siegenthaler, unmarried, on May 18, 1977, of record in Book 5151, page 754, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 4460, page 136 and 137, Register's Office Davidson County, Tennessee.

Charter of River Plantation Homeowners Association as set forth in instrument recorded in Instrument Number 20100408-0026710; and Instrument Number 20110831-0067570, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4661, page 334, as amended in Book 4691, page 906; Book 6354, page 676; Book 6436, page 389; Instrument Number 20120828-0077595; and Instrument Number 20120828-0077603, Register's Office for Davidson County, Tennessee.

Easemnt of record in Instrument Number 20130517

This is improved property known as: **606 Plantation Court, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 5, 2017.

Coleman S. Boyd

Nancy S. Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Coleman S. Boyd and Nancy S. Boyd, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 5, 2017

My commission expires 7/8/19

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY