BILL GARRETT, Davidson County
Trans:T20170031826 DEEDWARR
Recvd: 04/17/17 12:26 2 pgs
Fees:13.00 Taxes:828.80
20170417-0036900

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $224,000.00

Elizabeth H. Willis
Affiant

Subscribed and sworn to before me, this 7th day of April, 2017.

Emily Betts
Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Claud Porter **Karen Porter**	**New Owner**	**Map/Parcel: 142-05-0-A-136.00CO**
605 Plantation Court, #605		
Nashville, TN 37221		

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 HEREBY ACKNOWLEDGE, WE,

Timothy J. Carroll, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Claud Porter and Karen Porter, husband and wife, as tenants in common with right of survivorship

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 Unit No. W-6 together with Carport designated No. W-6-C, in River Plantation Section Two, a Condominium Horizontal Property Regime, located on Plantation Court, Nashville, Tennessee, as shown on the Plat of River Plantation, Section Two Condominium Apartments, as recorded in Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 4661, Page 334, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Timothy J. Carroll, married, by Warranty Deed, from Joseph S. Carroll, dated May 18, 2016, of record in Instrument No. 20160520-0050851, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4460, Pages136-137, Register's Office for DAVIDSON County, Tennessee.
Rules and Regulations of record in Book 4661, Page 379, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of record in Instrument No. 20130517-0050159, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20110831-0067570 and Instrument No. 20100408-0026710, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 4661, Page 334, amended in Instrument No. 20120828-0077603, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 4661, Page 353, amended in Book 4691, Page 906, Book 6354, Page 676 and Instrument No. 20120828-0077595, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 605 Plantation Court, #605, 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 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. 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 7th day of April, 2017.

X _____
Timothy J. Carroll

*Sara Carroll, spouse of Timothy J. Carroll, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

X _____
Sara Carroll

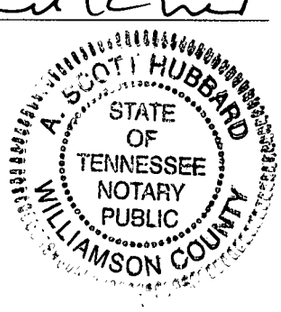
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Timothy J. Carroll and wife, Sara Carroll, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2017.

_____
Notary Public

My Commission Expires: 11-23-20



File #: **170203SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027