WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170037168 DEEDWARR
Recvd: 05/03/17 09:00 2 pgs
Fees: 13.00 Taxes: 876.90
20170503-0043316

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $237,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8918 AKRON JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ray W. Akron		142050A00300CO
105 PLANTATION COURT		
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,

BRENDA K. AKIN, AN UNMARRIED WOMAN

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

RAY W. AKRON, AN UNMARRIED 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. A-3, together with the carport designated as No. A-3-C in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, as shown on the plat of River Plantation, Section Two, Condominium Apartments, recorded in Book 4460, Pages 136 and 137, said Register's Office, and described in the Master Deed of record in Book 4661, Page 334, said Register's Office.

Being the same property conveyed to Brenda K. Akin by Warranty Deed from Paul A. Ryan and Tammy L. Scott, recorded on the 6th day of May, 2005 in Instrument No. 20050506-0051491, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION TWO, CONDOMINIUM APARTMENTS, as recorded in Plat Book 4460, Page(s) 136 & 137, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Terms and provisions of by-Laws of River Plantation, Section 2 recorded in Book 4661, Page 353, as amended in Book 4691, Page 906 and Instrument No. 20120828-0077595.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION, SECTION TWO, CONDOMINIUM APARTMENTS of record in Book 4661, Page 334, as amended at Instrument No. 20120828-0077603; also subject to easements, rights and interests 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.

f. Charter of River Plantation (Section Two), Inc. recorded at Instrument No. 20100408-0026710, as amended at Instrument No. 20110831-0067570.

f. Charter of River Plantation (Section Two), Inc. recorded at Instrument No. 20100408-0026710, as amended at Instrument No. 20110831-0067570.

g. Grant of Easement to Comcast of Nashville I, LLC as set forth in instrument recorded in Instrument No. 20130517-0050159.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.

This is improved property known as 105 PLANTATION COURT, 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 in 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 hand on the 28th day of April, 2017.

Brenda K. Akin

Brenda K. Akin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRENDA K. AKIN, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of April, 2017.

Notary Public

My Commission Expires: 3/15/20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

File #: 17-8918 AKRON JV LG