BILL GARRETT, Davidson County
Trans:T20170041886 DEEDWARR
Recvd: 05/17/17 10:21 3 pgs
Fees:18.00 Taxes:926.85
20170517-0048799

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 18539

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND FIVE HUNDRED AND 00/100 ($250,500.00) DOLLARS, cash in hand paid by DAVID STEVEN WILSON and SUZANNE SYLVESTER WILSON, husband and wife, receipt of which is hereby acknowledged, I, BEVERLY ANN MARTIN SANDERS, as Successor Trustee of the JAMES HOUSTON MARTIN GENERATION SKIPPING TRUST, have bargained and sold, and by these presents do transfer and convey unto the said DAVID STEVEN WILSON and SUZANNE SYLVESTER WILSON, husband and wife, their heirs and assigns, a certain tract or parcel of land as follows:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

UNIT NO. 721, together with the Carport designated No. 721-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, of record in Book 6900, Pages 514, 515, 516 and 517; and as amended in Book 6900, Page 654, et. seq, in the Register' s Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 7417, Pages 396, et seq, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Hildred Martin as Trustee of the James Houston Martin Generation Skipping Trust by Executor's Special Warranty Deed from Beverly Ann Martin Sanders, Executor of the James Houston Martin Estate, dated November 12, 2003, and of record at Instrument No. 20031202-0172983 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions and reservations of record in Book 7389, Page 924, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Book 6900, Pages 514, 515, 516 and 517; as amended in Book 6900, Page 654, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to right-of-way of General George Patton Road.

This conveyance is subject to all matters in the Master Deed of River Plantation of record in Book 7417, Page 396, in the Register's Office of Davidson County, Tennessee.

This conveyance in trust is subject to all matters set forth in the By-laws of River Plantation of record in Book 7417, Page 413, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DAVID STEVEN WILSON and SUZANNE SYLVESTER WILSON, husband and wife, their heirs and assigns, forever. And I do covenant with the said DAVID STEVEN WILSON and SUZANNE SYLVESTER WILSON, husband and wife, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered

except for 2017 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said DAVID STEVEN WILSON and SUZANNE SYLVESTER WILSON, husband and wife, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 15th day of May, 2017.

JAMES HOUSTON MARTIN GENERATION SKIPPING TRUST

BY: Beverly Ann Martin Sanders
BEVERLY ANN MARTIN SANDERS, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BEVERLY ANN MARTIN SANDERS as Successor Trustee of the JAMES HOUSTON MARTIN GENERATION SKIPPING TRUST, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 15th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 10-21-18

CHRISTY J. HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS
My Comm. Expires 10-21-2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $250,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

David Steven Wilson
AFFIANT

Sworn to and subscribed to before me this 15th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 10-21-18

CHRISTY J. HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS
My Comm. Expires 10-21-2018

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Tax ID: 142 09 OF 721.00

ADDRESS OF NEW OWNERS:
Mr. and Mrs. David Steven Wilson
721 General George Patton Road
Nashville TN

SEND TAX BILLS TO:
RENASANT BANK
P. O. Box 11733
Newark, NJ 07101-4733