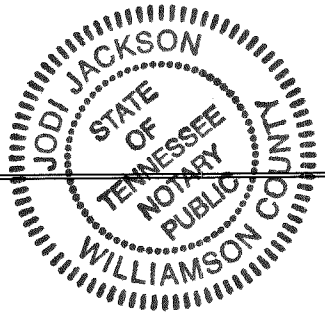
Davidson County	DEEDWARR
Recvd: 06/09/17 15:57	6 pgs
Fees:33.00 Taxes:821.03	
20170609-0058287	



THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $221,900.00.

Anne Marie Angel
Affiant

Subscribed and sworn to before me, this 6th day of June, 2017.

Jodi Jackson
Notary Public

My Commission Expires: 7-24-17

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Elijah Troy Manor and Andrea Manor	F&M Bank	142-05-0D-023.00CO
929 Todd Preis Drive	P.O. Box 451	
Nashville, TN 37221	Clarksville, TN 37041	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN FRANKLIN BESS, JR. AND STEPHANIE MICHELLE BESS AND WENDY BESS BRUZEWSKI**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ELIJAH**

TROY MANOR AND ANDREA MANOR, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit D-403 together with Carport designated D403-C on the Plan of Phase One Section Four River Plantation Condominium Apartments of record in Book 4860, Pages 17 thru 19, Register's Office for said County, to which Plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, in Instrument No. 20050128-0010626 and in Instrument No. 20050602-0062760, said Register's Office.

Being the same property conveyed to Stephen F. Bess, an unmarried man, by deed from Mortgage Electronic Registration Systems, Inc., of record in Instrument No. 20040804-0093258, dated July 27, 2005, Register's Office for Davidson County, Tennessee. Stephen Franklin Bess, Sr. having since died on or about January 7, 2017. Pursuant to the Last Will and Testament of Stephen F. Bess, in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 17P-135, subject property was devised to Stephen Franklin Bess, Jr., Stephanie Michelle Bess and Wendy Bess Bruzewski.

This is not now nor has it ever been the primary residence of the Grantors herein.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4860, Pages 17 thru 19, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for River Plantation (Section Four) of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and in Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.

4. By-Laws of River Plantation Section Four of record in Book 4892, Page 456, amended in Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.

5. Easement to Harpeth Valley Utilities District of Davidson and Williamson Counties of record in Book 3770, Page 6, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 174, Page 70, Register's Office for Davidson County, Tennessee.

7. Easement for transmission line of record in Book 2274, Page 547, Register's Office for Davidson County, Tennessee.

This is improved property known as: **929 Todd Preis Drive, 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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

<Signature pages to follow.>

WITNESS my hand this 6 day of June, 2017.

Stephen Franklin Bess, Jr.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Franklin Bess, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of June, 2017.

(Seal)

J. WILCOX
Commission # 2064187
Notary Public - California
Los Angeles County
My Comm. Expires May 9, 2018

Notary Public

My Commission Expires: May 09 2018

WITNESS my hand this 6th day of June, 2017.

Stephanie Michelle Bess

STATE OF ALABAMA)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Michelle Bess., the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 2017.

(Seal)

Notary Public

My Commission Expires:

STEPHANIE H. LARKIN
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP 01-28-2018

WITNESS my hand this 6th day of June, 2017.

Wendy Bess Bruzewski

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wendy Bess Bruzewski, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of June, 2017.

(Seal)

Notary Public

My Commission Expires: March 3, 2021

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 4-22-20