Bill Garrett Davidson County
Batch# 13945 DEEDWARR
10/16/2017 10:07:01 AM 2 pgs
Fees: $13.00 Taxes: $921.30

20171016-0105629

(2)

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 $249,000.00

Affiant

Subscribed and sworn to before me, this 11th day of October, 2017.

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:
Nancy Herndon **Stephen M. Herndon**	**New Owner**	**Map/Parcel: 142-05-0-D-030.00CO**
936 Todd Preis Drive	**1363 General George Patton Road**	
Nashville, TN 37221	**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 ACKNOWLEDGED, WE,

Joni J. Wilson, Trustee of The Billy J. Justice Residence Trust

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

Stephen M. Herndon and Nancy L. Herndon, husband and wife

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. E404, together with the carport designated No. E404-C, of River Plantation, Section Four, Phase One, a Condominium, a Horizontal Property Regime as shown on the Plan of River Plantation, Section Four, Phase One, Condominium Apartments recorded in Book 4860, page 17-19 as amended in Book 4860, Pages 107-109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Billy Justice and wife, Betty J. Justice, by Warranty Deed, from Jerome Buc and wife, Alice S. Buc, dated February 25, 2003, of record in Instrument No. 20030306-0029703, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Billy Justice and wife, Betty J. Justice, Joni J. Wilson, married and Brian R. Justice, married, by Quitclaim Deed, from Billy Justice and wife, Betty J. Justice, dated December 4, 2008, of record in Instrument No. 20090911-0085221, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Billy J. Justice and wife, Betty J. Justice, by Quitclaim Deed, from Billy Justice and wife, Betty J. Justice, Joni J. Wilson, married and Brian R. Justice, married, dated May 17, 2013, of record in Instrument No. 20130529-0054021, Register's Office for Davidson County, Tennessee. See also Corrective Quitclaim Deed of record in Instrument No 20171016-0105628, 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 4860, Pages 17-19, amended in Book 4860, Pages 107-109, Register's Office for DAVIDSON County, Tennessee.
Master Deed contained in an instrument of record in Book 4892, Page 440, and amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 4892, Page 456, Register's Office for DAVIDSON County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20050415-0042394, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 4675, Page 127, Register's Office for DAVIDSON County, Tennessee.
TVA Line Easement of record in Book 2277, Page 619, Book 2274, Page 549 and Book 3028, Page 605, Register's Office for DAVIDSON County, Tennessee.
Easement to Nashville Gas Co. of record in Book 7776, Page 984, 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 936 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 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 11th day of October, 2017.

The Billy J. Justice Residence Trust:

Joni Justice Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Joni Justice Wilson, Trustee for The Billy J. Justice Residence Trust, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2017.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **170613SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027