Bill Garrett Davidson County
Batch# 21164 DEEDWARR
11/02/2017 10:48:51 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20171102-0112507

WARRANTY DEED

A. C. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

G-VRES-17-1307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan Norton	Highlands Mtg	
(NAME) **1307 General George Patton Rd.**	(NAME) 12001 N. Central Expy #750	**142 09 0E 09300CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Dallas, Tx 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAN SYLVIS AND KAY WELTON AND CAROL RUSSELL AND JULIE GATELEY AND NOLAN C. DEAL, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN NORTON, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Unit No. 1307, together with the Carport designated No. 1307-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lawrence M. Deal and wife, Georgia Pauline Deal by warranty deed from Alma T. Bedford, a widow of record in Book 9802, page 880, Register's Office for Davidson County, Tennessee, dated 09/21/1995 and recorded on 09/22/1995. The said Georgia Pauline Deal predeceased Lawrence M. Deal. The said Lawrence M. Deal died on May 19, 2017, and his estate is being administered in the Probate Court for Davidson County, Tennessee. The said Jan Sylvis, Kay Welton, Carol Russell, Julie Gateley and Nolen C. Deal, Jr. signing as the only heirs at law of Lawrence M. Deal.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 705 and 706, amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Seven of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6226, Page 18, as amended and restated in Instrument Number 20141014-0095009, Register's Office for Davidson, County, Tennessee.
- Charter for River Plantation Section VII Homeowners Association, Inc., of record in Instrument Number 20070405-0041036, as amended in Instrument Number 201410140095008, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1307 General George Patton Rd., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF OCTOBER, 2017.

Jan Sylvis

Jan Sylvis

Kay Welton by Jan Sylvis Attorney in Fact

Kay Welton by Jan Sylvis,
Attorney in Fact

Carol Russell by Jan Sylvis Attorney in Fact

Carol Russell by Jan Sylvis,
Attorney in Fact

Julie Gateley by Jan Sylvis Attorney in Fact

Julie Gateley by Jan Sylvis,
Attorney in Fact

Nolan C. Deal Jr. by Jan Sylvis Attorney in Fact

Nolan C. Deal, Jr. by Jan Sylvis,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAN SYLVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of October, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan Sylvis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KAY WELTON, CAROL RUSSELL, JULIE GATELEY, AND NOLAN C. DEAL, JR., and who acknowledged she executed the same as the free act and deed of the said KAY WELTON, CAROL RUSSELL, JULIE GATELEY, AND NOLAN C. DEAL, JR..

Witness my hand and official seal, this the 27th of October, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212