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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013799**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me, this16th day of November, 2017. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 27484 DEEDWARR
11/17/2017 02:44:52 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20171117-0118478

WILLIAM T. CHAPMAN IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Jennifer Noel Winter 1030 GENERAL GEORGE PATTON RD Nashville TN 37221-2591	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142090D09500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Cleland and Sue Cleland, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Noel Winter, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 1030 together with carport designated as 1030-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments, of record in Book 5200, Page 359; Book 5200, Page 360; and as shown on the Master Deed in Book 5794, Page 526; Book 5794, Page 539; Instrument No. 20050504-0050172; Instrument No. 20080423-0041324 corrected in Instrument No. 20080429-0043657, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Cleland and wife, Sue Cleland by Warranty Deed from Dolores A. Houston, recorded on the 13th day of August, 2012 in Instrument No. 20120813-0072245, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION SIX, PHASE ONE, as recorded in Plat Book 5200, Page(s) 359 and 360 and Boundary Plat recorded in Plat Book 5200, Page 347.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7389, Page 941.

Charter of River Plantation Section 6 Condominiums Homeowners Association, Inc. recorded at Instrument No. 20050415-0042393, as corrected at Instrument No. 20080429-0043657.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book Book 5794, Page 526, as amended by instrument(s) of record in Instrument Nos. 20050504-005172, 20060512-0056329, 20080423-0041324 and 20100415-0028541; 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.

Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20121114-0104723.

This is improved property located at 1030 GENERAL GEORGE PATTON RD Nashville TN 37221-2591

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2017.

Robert Cleland

Sue Cleland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Cleland and Sue Cleland, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2017.

Notary Public

