30765-8

Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$183,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2018.

Notary Public

My commission expires: 3-8-22
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 94591 **DEEDWARR**
05/21/2018 09:30:45 AM 3 pgs
Fees: $18.00 Taxes: $677.10

20180521-0048205

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Balie Gross, III **Ellen Gross**	**OWNER**	**Map 142-05-0-A Parcel 075.00co**
412 Plantation Court		
Nashville, Tennessee 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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Ruth Nelson Noyes, Rebecca Naomi Nelson Vandiver, Kristal B. Johnson, Joe William Bailey, Susan Katherine Bailey Trader, Patricia Susanna Williams, Pamela Dora Bailey Bounds, and John Richard Bailey, II, Sole Heirs-at-Law of Violet Ilene Medlin

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

Balie Gross, III and Ellen Gross, 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:

BEING Unit No. M-7, together with the Carport designated No. M-7-C, in River Plantation, Section 2, Condominiums, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section 2, Condominium Apartments, recorded in Book 4460, Pages 136 &137, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4661, Page 334, and amended and restated in Instrument No. 20120828-0077603, 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 2, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 4661, Page 334, and amended and restated in Instrument No. 20120828-0077603, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-laws of record in Book 4661, Page 353, and as amended in Book 4691, Page 906, Book 6354, Page 676, in Book 6436, Page 389, and amended and restated in Instrument No. 20120828-0077595, said Register's Office.

BEING the same property conveyed to Violet Ilene Medlin and Sara L. Medlin by Deed dated July 30, 1976 from Carol E. McKinnon, single, of record in Book 5053, Page 380, and further conveyed to Violet Ilene Medlin, unmarried by Quitclaim Deed dated December 8, 1989 from Sara L. Medlin, unmarried, of record in Book 8054, Page 409, Register's Office for Davidson County, Tennessee. The said Violet Ilene Medlin died intestate on August 24, 2017. Mary Ruth Nelson Noyes, Rebecca Naomi Nelson Vandiver, Patricia Susanna Williams, Kristal B. Johnson, Joe William Bailey, Susan Katherine Bailey Trader, Pamela Dora Bailey Bounds, and John Richard Bailey, II were determined to be the sole heirs-at-law of Violet Ilene Medlin by Affidavits of Heirship, of record in Instrument No. 20180521-0048190, Instrument No. 20180521-0048191, Instrument No. 20180521-0048192, Instrument No. 20180521-0048193, Instrument No. 20180521-0048194, Instrument No. 20180521-0048195, Instrument No. 20180521-0048196, Instrument No. 20180521-0048197, Register's Office of Davidson County, Tennessee.

THIS instrument is being executed on behalf of Mary Ruth Nelson Noyes, pursuant to a Power of Attorney executed by same on the 7th day of May, 2018, of record in Instrument No. 20180521-0048198, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Rebecca Naomi Nelson Vandiver, pursuant to a Power of Attorney executed by same on the 7th day of May, 2018, of record in Instrument No. 20180521-0048199, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Kristal B. Johnson, pursuant to a Power of Attorney executed by same on the 4th day of May, 2018, of record in Instrument No. 20180521-0048200, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Joe William Bailey, pursuant to a Power of Attorney executed by same on the 10th day of May, 2018, of record in Instrument No. 20180521-0048201, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Susan Katherine Bailey Trader, pursuant to a Power of Attorney executed by same on the 8th day of May, 2018, of record in Instrument No. 20180521-0048202, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Pamela Dora Bailey Bounds, pursuant to a Power of Attorney executed by same on the 30th day of April, 2018, of record in Instrument No. 20180521-0048203, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of John Richard Bailey, II, pursuant to a Power of Attorney executed by same on the 2nd day of May, 2018, of record in Instrument No. 20180521-0048204, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the grantors or the grantors' spouses.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4460, Pages 136 and 137, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation (Section Two) Condominiums, of record in Book 4661, Page 334, and amended and restated in Instrument No. 20120828-0077603, Register's Office for Davidson County, Tennessee. (3) By-Laws of River Plantation (Section Two) Homeowners Association, Inc. of record in Book 4661, Page 353, and as amended in Book 4691, Page 906, Book 6354, Page 676, Book 6436, Page 389, and amended and restated in Instrument No. 20120828-0077595, said Register's Office. (4) Charter of River Plantation (Section Two), Inc., of record in Instrument No. 20100408-0026710 and amended in Instrument No. 20110831-0067570, said Register's Office. (5) All matters shown on the Boundary Plat of record in Plat Book 4460, Page 80, said Register's Office. (6) Grant of Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20130517-0050159, Register's Office for Davidson County, Tennessee. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **412 Plantation Court, 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 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 **18th** day of **May, 2018.**

Patricia Susanna Williams

Mary Ruth Nelson by Patricia Susanna Williams attorney-in-Fact
Mary Ruth Nelson Noyes by Patricia Susanna Williams, Attorney-in-Fact

Rebecca Naomi Nelson Vandiver by Patricia Susanna Williams attorney-in-Fact
Rebecca Naomi Nelson Vandiver by Patricia Susanna Williams, Attorney-in-Fact

Kristal B. Johnson by Patricia Susanna Williams attorney-in-Fact
Kristal B. Johnson by Patricia Susanna Williams, Attorney-in-Fact

Joe William Bailey by Patricia Susanna Williams attorney-in-Fact
Joe William Bailey by Patricia Susanna Williams, Attorney-in-Fact

Susan Katherine Bailey Trader by Patricia Susanna Williams attorney-in-Fact
Susan Katherine Bailey Trader by Patricia Susanna Williams, Attorney-in-Fact

Pamela Dora Bailey Bounds by Patricia Susanna Williams attorney-in-Fact
Pamela Dora Bailey Bounds by Patricia Susanna Williams, Attorney-in-Fact

John Richard Bailey, II by Patricia Susanna Williams attorney-in-Fact
John Richard Bailey, II by Patricia Susanna Williams Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patricia Susanna Williams,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **May, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of May, 2018, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Patricia Susanna Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Mary Ruth Nelson Noyes, Rebecca Naomi Nelson Vandiver, Kristal B. Johnson, Joe William Bailey, Susan Katherine Bailey Trader, Pamela Dora Bailey Bounds, and John Richard Bailey, II**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Mary Ruth Nelson Noyes, Rebecca Naomi Nelson Vandiver, Kristal B. Johnson, Joe William Bailey, Susan Katherine Bailey Trader, Pamela Dora Bailey Bounds, and John Richard Bailey, II,** for the purpose therein contained, by signing the name of **Mary Ruth Nelson Noyes, Rebecca Naomi Nelson Vandiver, Kristal B. Johnson, Joe William Bailey, Susan Katherine Bailey Trader, Pamela Dora Bailey Bounds, and John Richard Bailey, II**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **May, 2018**.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21