Bill Garrett Davidson County
Batch# 95479 DEEDWARR
05/22/2018 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $786.25
20180522-0049000

ADDRESS NEW OWNER: Courtney Williams

1053 General George Patton Road
Nashville, TN 37221

SEND TAX BILL TO: Synovus Mortgage Corp.
800 Shades Creek Pkwy, MS101
Birmingham, AL 35209

MAP-PARCEL NOS. 142-9-D 136.00 CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Chessy N. Latendresse, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Courtney Williams, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1053, together with carport 1053-C, on the Plan of River Plantation, Section Six, Phase One, of record in Book 5200, Pages 359 and 360, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chessy N. Latendresse from Barbara Critzer Woody, unmarried, by Warranty Deed recorded on December 26, 2001, in Instrument No. 20011226-0141690, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1053 General George Patton Road, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee.(3) Master Deed in Book 5794, Page 526; Instrument No. 20050504-0050172; Instrument No. 20080423-0041324; and Instrument No. 20080429-0043657, said Register's Office.(4) By-Laws in Book 5794, Page 539; Instrument No. 20060512-0056329; and Instrument No. 20100415-0028541, said Register's Office.(5) Easement to United States of America for TVA transmission lines and towers of record in Book 2274, Page 547, said Register's Office.(6) Charter for Section Six Condominiums Homeowners Association in Instrument No. 20050415-0042393, said Register's Office.(7) Quitclaim Deed to Section Six Homeowners Association for Open Space in Instrument No. 20090825-0079855, said Register's Office.(8) Easement to Comcast of Nashville, I, LLC, in Instrument NO. 20021114-0104723, said Register's Office.(9) Easement Deed to U.S. Spring Communication Company in Instrument No. 20140114-0003778, and Affidavit in Instrument No. 20140416-0031703, both in said Register's Office.(10) Boundary Plat, Section Six, in Plat Book 5200, Page 347, and amended in Instrument No. 20100322-0021024, both in said Register's Office.

CU

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of May 2018.

Chessy N. Latendresse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Chessy N. Latendresse, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of May 2018.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $212,500.00.

Affiant

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Notary Public
My Commission Expires: 7-24-21

File No. 1805K128

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/6/2019

201803070021541

201805220049000