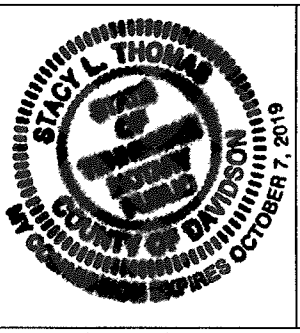
Bill Garrett Davidson County
Batch# 99794 DEEDWARR
06/04/2018 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $943.13
20180604-0052949

#34274



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$254,900.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2018.

Notary Public

My commission expires: October 7, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zachary Warren Frey	CB&S Bank	**142-05-0A-144.00-CO**
604 Plantation Court	2801 Greystone Commercial Blvd.	
Nashville, TN 37221	STE 44 Birmingham, AL 35242	

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, I,

Bonnie L. Martin, unmarried

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

Zachary Warren Frey and Chelsa Jade Frey, 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. X-6, together with the Carport designated No. X-6-C on the Plan of Section 2, River Plantation Condominium Apartments, of record in Plat Book 4460, page 136-137, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Two) a Horizontal Property Regime established by a Master Deed and By Laws of record in Book 4661, page 334, as amended in Book 4691, page 906, Book 6354, page 676, as corrected in Book 6436, page 389, amended in Instrument No. 20120828-0077595, and Instrument No. 20120828-0077603, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Bonnie L. Martin, unmarried by Warranty deed from Warren Bowman Richards and wife, Lauren Richards of record in Instrument No. 20130510-0047355 Register's Office for Davidson County, Tennessee, dated May 06, 2013 and recorded on May 10, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **604 Plantation Court, 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, their heirs and assigns, forever; and Grantors do covenant with 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 in 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 30th day of May, 2018.

Bonnie L. Martin

Bonnie L. Martin

_____

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Bonnie L. Martin**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **May, 2018.**

Notary Public

My Commission Expires: 10. 3. 2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

