WARRANTY DEED

Bill Garrett Davidson County
Batch# 100712 DEEDWARR
06/05/2018 01:42:39 PM 3 pgs
Fees: $18.00 Taxes: $869.13

20180605-0053812

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00 ✓

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-14-22

(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Neeraj Redrouthu	CMG Mortgage Inc	142-09-OF-745.00
(NAME)	(NAME)	
745 General George Patton Drive	3160 Crow Canyon Rd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Ramon CA 94583	
(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 considerations, the receipt of which is hereby acknowledged, we, **Shadric Bazier, as Personal Representative of the Estate of Lorie M. Shauntee**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Neeraj Redrouthu**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See attached Exhibit A.

Subject to: (1) All matters shown on the plat of record in Plat Book 6900, Page 397, as amended in Book 6900, Pages 514-517, and further amended in Book 6900, Pages 654-657, corrected in Book 8123, Page 690, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Covenants, conditions, easements nd restrictions of record in Book 7417, Page 396 and Amended Exhibit 1 to the By-Laws of record in Instrument No. 20170921-0096904, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) Quitclaim Deed of record in Instrument No. 20090825-0079854, in the Register's Office for Davidson County, Tennessee; and (5) Charter of River Plantations Sections 8 - 11 Umbrella Association, Inc., of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 745 General George Patton Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest

1981

thereto belonging to the said GRANTEE(S), 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), 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 hand this 31st day of May 2018.

Shadric Bazier, as Personal Representative of the
Estate of Lorie M. Shauntee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Shadric Bazier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved herself to be the Personal Representative of the Estate of Lori M. Shauntee, the bargainor, and who, being authorized to do so, acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

LEGAL DESCRIPTION

A certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows:

Unit No. 745, together with the Carport designated No. 745-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road, and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plan of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, page 514-517 and amended in Book 6900, page 654, et seq. Register's office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, page 396 et seq., 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 VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, page 396-438, Register's Office for Davidson County, Tennessee, are incorporated by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restriction for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, said Register's Office.

BEING the same property conveyed to Lori Michelle Shauntee from Glenda Darlene Demumbra, unmarried, by Deed dated March 12, 2007, as Instrument No. 20070316-0032560, in the Register's Office for Davidson County, Tennessee. The said Lorie Michelle Shauntee having since died intestate April 28, 2017. Letters of Administration were issued to Shadric Bazier as Personal Representative by the Circuit Court for Davidson County, Tennessee (Probate Division) Case No. 17P1229, and Order to Declare Estate Insolvent and Sell Real Property authorizes and empowers the Personal Representative to convey the subject property.