Bill Garrett Davidson County
Batch# 118028 DEEDWARR
07/18/2018 01:07:02 PM 2 pgs
Fees: $13.00 Taxes: $839.90
20180718-0070047

TY DEED

RETURN TO
Stewart Tit. Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-44508

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/14/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew S. Pack	Tennessee Trust Mortgage, Inc	142-09-0E-090.00
(NAME)	(NAME)	
1304 General George Patton Rd.	6398 Highway 41-A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Pleasant View, TN 37146	
(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, I, **Julie Malone, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Andrew S. Pack, married**, hereinafter called the GRANTEE(S), 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. 1304, with the Carport designated No. 1304-C, (also Known as No. C-90) on the Plan of Section Seven, Phase One, River Plantation, Condominium Apartments, of record in Plat Book 5200, Pages 705 and 706, and as in Book 6392, Page 321, Master Deed of record in Book 6226, Page 9, By-Laws of record in Book 6226, Page 18 and Amended and Restated By-Laws of record in Instrument No. 20141014-0095009, Register's Office for Davidson County, Tennessee, to which said Plat reference is made for a more complete and accurate legal description, thereof.

Being the same property conveyed to Julie Malone, unmarried by Warranty Deed from Majdi Al-Kurdi and Debora Al-Kurdi, husband and wife, dated 8/21/2013, recorded 8/23/2013 of record in Instrument No. 20130823-0089001, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 5200, Page 705 and 706 and Amendment of record in Book 6392, Page 321, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions record in Book 6226, Page 9, By-Laws of record in Book 6226, Page 18, Amended and Restated By-Laws of record in Instrument No. 201410140095009, in the Register's Office for Davidson County, Tennessee.
Easement contained in Clerk and Master's Deed of record in Book 2274, Page 547, in the Register's Office for Davidson County, Tennessee.
Easement contained Deed of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 5200, Page 560, Book 5200, Page 562, in the Register's Office for Davidson County, Tennessee.

Charter of record in Instrument No. 20070405-0041036, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of River Plantation Section VII of record in Instrument No. 20141014-0095008, 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 1304 General George Patton Rd., 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 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 18th day of July, 2018.

Julie Malone

State of Tennessee
County of Williamson

Personally appeared before me Julie Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of July, 2018.

Notary Public
My Commission Expires: 11/14/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027