Bill Garrett Davidson County
Batch# 123452 DEEDWARR
08/01/2018 02:04:31 PM 2 pgs
Fees: $13.00 Taxes: $973.10
20180801-0075210

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020
(AFFIX SEAL)

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

R-BR-18-1056

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William P. Hartley and Barbara D. Hartley	**Heritage Bank**	
(NAME)	(NAME)	
1056 General George Patton Road	**PO Box 539, 4155 Lafayette Road**	**142-09-0D-133.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Hopkinsville, KY 42241**	
(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 consideration, the receipt of which is hereby acknowledged, **TERESA WRIGHT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM P. HARTLEY AND BARBARA D. HARTLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1056, together with Carport designated No. 1056-C, of River Plantation Condominiums, Section Six, Phase One, a horizontal property regime, created under Title 66, Section 27-101, et seq. , as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation Condominiums, of record in Book 5794, Page 526, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5794, Page 539, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominiums, Section Six, Phase One, of record in Book 5200, Pages 359 and 360, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Teresa Wright by Warranty deed from Gloria Elaine Smith and husband, Nathan C. Smith of record in Instrument No. 20010703-0070505 Register's Office for Davidson County, Tennessee, dated June 29, 2001 and recorded on July 03, 2001.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 5200, Page 359 and 360, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 5807, Page 669, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section Six, Phase 1 of record in Book 5794, Page 526. Instrument No. 20050504-0050172; Instrument No. 20060512-0056329; Instrument No. 200080423-0041324 and Instrument No. 20100415-0028541, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 5794, page 539, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association in Instrument No. 20050415-0042393, Register's Office for Davidson County, Tennessee.
- Rules & Regulations in Book 5794, page 563, Register's Office for Davidson County, Tennessee.
- Easement for Harpeth Valley Utility District in Book 3770, page 6, Register's Office for Davidson County, Tennessee.
- Easement in Book 2274, Page 547, Register's Office for Davidson County, Tennessee.
- Grant Easement of record in Instrument Number 20121114-0104723, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress to Graveyard of record in Book 174, Page 70, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1056 General George Patton Road, 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 GRANTEE(S), their heirs and 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), 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 the 31st DAY OF JULY, 2018.

Teresa Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA WRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2018.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212