WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140642 **DEEDWARR**
09/13/2018 03:27:10 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20180913-0091088

G-BHHS-18-1271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

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)
Victoria Koloff	**SWBC Mortgage Corp.**	
(NAME)	(NAME)	
1271 General George Patton Road	**9311 San Pedro Ave., Ste. 100**	**142-09-0E-070.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**San Antonio, TX 78216**	
(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, **GINA M. FROMM, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTORIA KOLOFF, AN UNMARRIED WOMAN,** 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:

A certain condominium apartment in Davidson, Tennessee, being Unit 1271, together with the carport designated No. 1271-C on the Plan of River Plantation, Section Seven, Phase One, of record in Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for River Plantation, as of record in Book 6226, page 9, Register's Office for Davidson County, Tennessee, 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 Plat for River Plantation, for proper identification.

Being the same property conveyed to Gina M. Fromm, an unmarried woman by Warranty deed from Dena D. Mays, an unmarried woman of record in Instrument No. 20030311-0031502 Register's Office for Davidson County, Tennessee, dated March 10, 2003 and recorded on March 11, 2003.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Seven of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee.
- By-Laws of River Plantation Section VII, of record in Book 6226, Page 18, as amended in Instrument No. 20141014-0095009, Register's Office for Davidson, County, Tennessee.
- Charter for River Plantation Section VII, of record in Instrument Number 20070405-0041036, as amended in Instrument Number 20141014-0095008, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Harpeth Valley District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20030311-0031502 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: **1271 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 10th DAY OF SEPTEMBER, 2018.

Gina M. Fromm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINA M. FROMM, 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 10th of September, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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