Karen Johnson Davidson County
Batch# 223692 DEEDWARR
04/30/2019 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20190430-0039703

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12/15/21

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa Marie Wright	New Owner	142-09-0-F-537.00 CO
(NAME)	(NAME)	
537 General George Patton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Lloyd Blankman, Trustee of The Morgan Irrevocable Trust Agreement No. 1, dated August 29, 1996, Svea Bernice "Bunny" Morgan formerly known as Svea Bernice Blankman, and husband Edward Joseph Morgan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Marie Wright,*** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*unmarried

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 537, together with the Carport designated No. 537-C, in River Plantation, Phase II, Section VIII, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Phase II, Section VIII, Condominium Apartments, record in Book 6900, pages 514-517, and as amended in Book 6900, pages 654-657 Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, page 396, et seq., as supplemented and amended in Instrument No. 20180529-0051185, 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, Phase II, Section VIII, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, page 396, amendment to By-Laws of record in Instrument No. 20170921-0096904 and Supplement and Amendment to Master Deed of record in Instrument No. 20180529-0051185, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Section 8 - 11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Svea Bernice Blankman, unmarried, by Warranty Deed from Haury and Smith Contractors, Inc., dated January 7, 1988, of record in Book 7446, page 21, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to The Morgan Irrevocable Trust Agreement No. 1, dated August 29, 1996, with David Lloyd Blankman, Trustee, with a Life Estate retained by Svea Bernice "Bunny" Morgan and husband, Edward Joseph Morgan, dated August 29, 1996, of record in Book 10171, page 966, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Book 6900, page 397; Book 6900, pages 514-517; Book 6900, page 654-657 and Surveyor's Certificate of Correction in Book 8123, page 690; restrictions of record in Book 7389, page 924; all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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, of record in Book 7417, page 396, amendment to By-Laws of record in Instrument No. 20170921-0096904 and Supplement and Amendment to Master Deed of record in Instrument No. 20180529-0051185; Articles of Incorporation/Charter of record in Book 7402, page 591; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 537 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 thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 25th day of April, 2019.

David Lloyd Blankman, Trustee of The Morgan Irrevocable Trust Agreement No. 1, dated August 29, 1996

Svea Bernice "Bunny" Morgan

Edward Joseph Morgan

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, David Lloyd Blankman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of The Morgan Irrevocable Trust Agreement No. 1, dated August 29, 1996, and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the trust by himself as Trustee.

WITNESS my hand and official seal at Franklin, Tennessee, this 25th day of April, 2019.

Notary Public
My Commission Expires: 7/17/22

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Svea Bernice "Bunny" Morgan and Edward Joseph Morgan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 25th day of April, 2019.

Notary Public
My Commission Expires: 7/17/22

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

File No.: 29239

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY