Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1150

Karen Johnson Davidson County
Batch# 231238 DEEDWARR
05/17/2019 09:27:22 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20190517-0046576

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Elizabeth Parker and John Pell, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Morgan Renee Duckworth, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, described as Unit 1054, Section Six, Phase One, River Plantation Condominium Apartments together with carport designated No. 1054-C, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Davidson County, Tennessee, as shown on the plat of Section Six, Phase One, River Plantation Condominium Apartments, recorded in Plat Book 5200, Pages 359 and 360, said Register's Office, 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 Section Six, Phase One, River Plantation Condominium Apartments, contained in the Master Deed recorded in Book 5794, Page 526, and By-Laws recorded in Book 5794, Page 539, 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.

Being the same property conveyed to Mary Elizabeth Parker by Warranty deed from Mildred B. Denny, unmarried of record in Instrument No. 20030613-0081881 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on June 13, 2003.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1054 General George Patton Drive, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of May, 2019.

Mary Elizabeth Parker

John Pell

State of Tennessee)
County of Davidson)

On this 16th day of May, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mary Elizabeth Parker and John Pell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 249,900.00.**

Affiant

Sworn and subscribed before me on this the 16th day of May, 2019.

Notary Public

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires: 1-24-22

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Morgan Renee Duckworth 1054 General George Patton Drive Nashville, TN 37221	Citizens Bank 6100 Tower Cir #600 Franklin TN 37067	142-09-0D-135.00