(1)

Karen Johnson Davidson County
Batch# 251319 DEEDWARR
07/02/2019 08:46:50 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20190702-0064178

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is 260,000.00

Erica K Agan
Affiant

Subscribed and sworn to before me, this 27th day of June, 2019.

Elizabeth Harland Willis
Notary Public

My commission expires: 1-30-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael William Thomas	**New Owner**	**142-09-0-D-152.00CO**
1108 General George Patton Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brian R. Justice and wife, Lisa B. Justice

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael William Thomas, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit, Unit 1108, together with the Carport designated No. 1108-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, Page 359 and 360, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5794, Page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, Page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same a though copied herein.

Being the same property conveyed to Brian R. Justice and wife, Lisa B. Justice, by Warranty Deed, from Harper Family Trust, by Imogene B. Harper, as Trustee and an individual, dated June 15, 2006, of record in Instrument No. 20060620-0073643, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

1. Matters shown on the Plan of record in Plat Book 5200, Page 359 & 360, Surveyor's Certificate of Correction of record in Book 5807, Page 669, Register's Office for Davidson County, Tennessee.

2. Master Deed of record in Book 5794, Page 526, Instrument No. 20050504-0050172, Instrument No. 20080423-0041324 , Register's Office for Davidson County, Tennessee.

3. By Laws of record in Book 5794, Page 539, amended in Instrument No. 20060512-0056329, Instrument No.

20100415-0028541, Register's Office for Davidson County, Tennessee.

4. QCD of common areas to HOA of record in Instrument No. 20090825-0079855, Register's Office for Davidson County, Tennessee.

5. Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, Register's Office for Davidson County, Tennessee.

6. Sewer Easement of record in Book 4675, Page 127, Register's Office for Davidson County, Tennessee.

7. Charter for HOA of record in Instrument No. 20050415-0042393, amended in Instrument No. 20080423-0041324, Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee.

8. Easement to Comcast of record in Instrument No. 20121114-0104723, Register's Office for Davidson County, Tennessee.

9. Easement to US Sprint Communications of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.

10. Right of Way Easement to USA of record in Book 2277, Page 619, Book 3028, Page 605, Register's Office for Davidson County, Tennessee.

11. Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1108 General George Patton Road, 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 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 my/our hand(s) this 27th day of June, 2019

Brian R. Justice

Lisa B. Justice

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Brian R. Justice and Lisa B. Justice, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2019.

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 11-23-20

File #: **19-69**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027