Karen Johnson Davidson County
Batch# 261169 DEEDWARR
07/24/2019 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $747.40
20190724-0072476

32162-5

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$202,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2019.

Notary Public

My commission expires: _____
(AFFIX SEAL)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elijah Urias and Emily Urias	Same as New Owners	**142-09-0-E-052.00co**
1253 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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

M. Allison Thompson, as Executor under the Last Will and Testament of Thomas R. Dickinson

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

Elijah Urias and Emily Urias

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1253 , together with the Carport designated No. 1253 in River Plantation, Section Seven, 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 Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, 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 River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, said Register's office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Thomas R. Dickinson, single, by Deed dated March 29, 1985 from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Book 6523, page 453, Register's Office for Davidson County, Tennessee. The said Thomas R. Dickinson died April 7, 2019, leaving a Last Will and Testament which has been admitted to probate under Case No. 19P682, Seventh Circuit Court (Probate Court) for Davidson County, Tennessee. Pursuant to said Will, the property is devised to Melus Rhodes Dickinson (sister), Spence McGavock Dickinson (brother) and Elizabeth Dickinson Jackson (cousin). M. Allison Thompson is appointed as the Executrix of the Estate.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Plat Book 5200, Pages 705 and 706, amended in Book 6392, page 321, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) By-Laws of River Plantation Condominium Apartments Homeowners' Association, Inc. of record in Book 6226, page 18, amended and re-stated in Instrument No. 20141014-0095009, Register's Office for Davidson County, Tennessee.

(3) Charter of River Plantation Section VII of record in Instrument No. 20070405-0041036, Register's Office for Davidson County, Tennessee.

(4) Easement granted to the Harpeth Valley Utility District, of record in Book 3770, page 6, said Register's Office.

(5) Easement granted to the United States of America for TVA Transmission lines and towers, of record in book 2274, page 547, said Register's Office.

(6) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **1253 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 **18th** day of **July, 2019.**

M. Allison Thompson, as Executor
Under the Last Will and Testament of Thomas R. Dickinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **M. Allison Thompson, as Executor under the Last Will and Testament of Thomas R. Dickinson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **July, 2019.**

Notary Public

My Commission Expires: 11/5/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2021

Notary's Seal: