Karen Johnson Davidson County
Batch# 285054 DEEDWARR
09/12/2019 01:31:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20190912-0092552

G#32267-2

WARRANTY DEED

LISA S. ALLARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of September, 2019.

Notary Public

My commission expires: 9/29/2021

(AFFIX SEAL)

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
Skyler S. Moots and Ellen E. Walsh	Bank of America, ~~[illegible]~~	**142 09 0 D 105 00 CO**
1020 General George Patton Road	4500 Amon Carter Blvd	
Nashville, TN 37221	Ft Worth, TX 76155	

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, I,

Harriett P. Genereux, single

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

Skyler S. Moots and Ellen E. Walsh, husband and wife

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 Unit No. 1020, together with the Carport designated No. 1020-C, in River Plantation Condominium Apartments, Section Six-Phase One, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Six) Condominiums, of record in Book 5794, Page 526, and supplement and amendment of record in Instrument No. 20050504-0050172, in Instrument No. 20080423-0041324, and Scrivener's Affidavit in Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 5794, Page 526, and amended in Instrument No. 20060512-0056329 and in Instrument No. 20100415-0028541, said Register's Office, 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 Plan of River Plantation Condominium Apartments, Section Six-Phase One, of record in Book 5200, Pages 359 and 360, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Harriett P. Genereux, single, by Warranty Deed dated December 12, 1986, from Jay L. Altman and wife, Mary Lou Hollander Altman, of record in Book 7071, Page 257, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Harriett P. Genereux pursuant to a Limited Power of Attorney executed by her on the 29th day of August, 2019, of record in Instrument No. 201909120092551, Register's Office for Davidson County, Tennessee.

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

1) All matters shown on the Plan of record in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Boundary Plat of record in Book 5200, Page 347, and amended in Instrument No. 20100322-0021024, Register's Office for Davidson County, Tennessee;

3) The Premises herein conveyed is a condominium apartment established pursuant to 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, and 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 building 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 Six) Condominiums, of record in Book 5794, Page 526, and supplement and amendment of record in Instrument No. 20050504-0050172, in Instrument No. 20080423-0041324, and Scrivener's Affidavit in Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee;

4) By-Laws of River Plantation (Section Six) Homeowners Association, Inc., appended to the Master Deed of record in Book 5794, Page 526, and amended in Instrument No. 20060512-0056329 and in Instrument No. 20100415-0028541, Register's Office for Davidson County, Tennessee;

5) Charter of River Plantation Section Six Condominium Homeowners Association, Inc., of record in Instrument No. 20050415-0042393, Register's Office for Davidson County, Tennessee;

6) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104723, said Register's Office;

7) Conveyance of Open Space to River Plantation Section Six Condominium Association, Inc., of record in Instrument No. 20090825-0079855, Register's Office for Davidson County, Tennessee;

8) Easement granted to U.S.A. for TVA Transmission Lines and Towers of record in Book 2274, Page 547, said Register's Office;

9) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104723, said Register's Office;

10) Easement Deed to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument No. 20140416-0031703, said Register's Office; and,

11) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **1020 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 **11th day** of **September, 2019.**

Harriett P. Genereux By Katherine Goodson, as her Attorney-In-Fact

Harriett P. Genereux By Katherine Goodson, as her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Katherine Goodson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Harriett P. Genereux,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Harriett P. Genereux** for the purpose therein contained, by signing the name of **Harriett P. Genereux** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **11th day** of **September, 2019.**

Colleen Walters

Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY