WARRANTY DEED

Karen Johnson Davidson County
Batch# 307197 DEEDWARR
10/28/2019 03:15:36 PM 2 pgs
Fees: $13.00 Taxes: $936.10

20191028-0110440

R-NKR-19-1217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Priscilla A. Steele	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**142-09-0E-017.00-CO**
1217 General George Patton Road	**761 Old Hickory Blvd., Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA L. POSTON, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRISCILLA A. STEELE, A SINGLE WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1217, together with the Carport designated No. 1217-C in River Plantation, Section Seven, 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 Seven, Phase One, Condominium Apartments, record in Book 5200, Pages 705 and 706, and amended in Book 6392, Page 321, 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, Section Seven, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, 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 Linda L. Poston, unmarried by Warranty deed from Haury and Smith Contractors, Inc. of record in Book 7272, page 655, Register's Office for Davidson County, Tennessee, dated June 16, 1987 and recorded on June 18, 1987.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent.
- Plan of record in Plat Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section Seven of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee.
- By-Laws of River Plantation Section VII, of record in Book 6226, Page 18, as amended in Instrument No. 20141014-0095009, Register's Office for Davidson, County, Tennessee.
- Charter for River Plantation Section VII, of record in Instrument Number 20070405-0041036, as amended in Instrument Number 20141014-0095008, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1217 General George Patton Road, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF OCTOBER, 2019.

Linda L Poston

Linda L. Poston

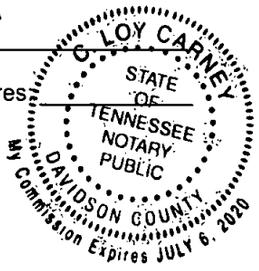
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA L. POSTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2019.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212