THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426192**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2020. Notary Public My Commission Expires: 12/15/21

Karen Johnson Davidson County
Batch# 394519 DEEDWARR
05/01/2020 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200501-0045881

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Nicole Marie Perry, Monica Rene Perry, and Henry Troy Pretty, Jr. 1313 General George Patton Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 09 0E 099.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah Allen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole Marie Perry, Monica Rene Perry, and Henry Troy Pretty, Jr., as joint tenants**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County. Tennessee, being Unit No. 1313 on the Plan of Section Seven, Phase One, River Plantation, Condominium Apartments, as of record in Plat Book 5200, Pages 705 and 706, as amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description and matters to which this conveyance is subject.

Being the same property conveyed to Deborah C. Garrett, by Quitclaim Deed from James E. Carnes, Jr., of record in Instrument No. 20060308-0026779, in the Register's Office of Davidson County, Tennessee, dated February 27, 2006 and recorded on March 08, 2006.

Being the same property conveyed to James E. Carnes, Jr. and Marjean R. Carnes, husband and wife, by Warranty Deed from Jerry W. Garrett and Deborah C. Garrett, husband and wife, of record in Instrument No. 20010404-0032722, in the Register's Office of Davidson County, Tennessee, dated April 02, 2001 and recorded on April 04, 2001. The said Marjean R. Carnes having since died on September 18, 2005.

Deborah C. Garrett having since remarried and now known as Deborah Allen. Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVEN, RIVER PLANTATION, as recorded in Plat Book 5200, Page(s) 562.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVEN, PHASE ONE, RIVER PLANTATION, CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 705 & 706, as amended in Book 6392, Page 321.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION (SECTION SEVEN) Condominium of record in Book 6226, Page 9; also subject to easements, rights and interests 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.

Easement for Right of Way, recorded in Book 2274, Page 547.

Easement for Utility, recorded in Book 3770, Page 6.

Easement recorded in Book 6352, Page 146.

This is improved property located at 1313 General George Patton Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2020.

Deborah Allen

Deborah Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deborah Allen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES AUG 08 2020

True Copy Certification

I, **Jennifer Pennell**, 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 according to law.

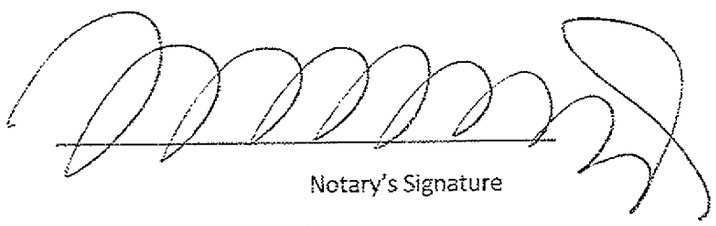


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

