This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 4-20-7042

Karen Johnson Davidson County
Batch# 396362 DEEDWARR
05/06/2020 12:47:09 PM 2 pgs
Fees: $13.00 Taxes: $847.30

20200506-0047268

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $229,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2020.

Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyler Cook 961 General George Patton Road Nashville, TN 37221	First American Mortgage 1795 International Way Idaho Falls, ID 83402	142-09-0D-007.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William M. Means, Jr. and wife, Carol Louise Means**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tyler Cook**, hereinafter called the Grantee, his 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 situated in Davidson County, Tennessee, being Unit No. 961, together with the carport designated as No. 961-C, of River Plantation Condominium Apartments, Section Six, Phase One, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing a horizontal property regime of River Plantation (Section Six), of record in Book 5794, page 526; as amended and supplemented in Instrument No. 20050504-0050172; and in Instrument No. 20080423-0041324; as corrected in Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the Plan of River Plantation Condominium Apartments, Section Six, Phase One, of record in Plat Book 5200, page 359 and 360, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of River Plantation Condominium Apartments, Section Six, Phase One, provided in said Master Deed, as amended, together with the By-Laws appended thereto, and as recorded, the aforementioned plan of record, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to William M. Means, Jr and wife, Carol Louise Means by Warranty Deed from Lucien S. Miranne, Jr.,, M.D. and wife, Cheryl B. Miranne, dated April 10, 1989, recorded April 11, 1989, of record in Book 7814, page 636, Register's Office for Davidson County, Tennessee.

This is improved property located at: **961 General George Patton Road, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 1st day of May, 2020.

GRANTOR:

William M. Means

William M. Means

Carol Louise Means

Carol Louise Means

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William M. Means and Carol Louise Means, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22