WARRANTY DEED

Karen Johnson Davidson County
Batch# 429854 **DEEDWARR**
07/01/2020 02:57:06 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20200701-0071485

A-USAA-20-610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Renee B Ball
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JUNE, 2020.

Kate Nyquist
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
James R. Ball and Renee B. Ball	**USAA Federal Savings Bank**	
(NAME)	(NAME)	
610 General George Patton Rd	**10750 McDermott Freeway**	**142-09-0F-610.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**San Antonio, TX 78288-0558**	
(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, **JENNIFER B. BUSH MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RENEE B. BALL AND JAMES R. BALL, WIFE AND HUSBAND** 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 610, River Plantation, Phase Two, Section VIII, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Davidson County, Tennessee, as shown on the plat of Amended Condominium Apartments, River Plantation, Phase Two, Section VIII, recorded in Plat Book 6900, pages 514 through 517,inclusive, as amended in Plat Book 6900, pages 654 through 657,inclusive said Register's Office, and described in a Master Deed recorded in Book 7417, page 396, 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, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 7417, page 396, 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 Cynthia D. Yankura, unmarried by Warranty deed from Gerald P. Lonsway and wife, Judith R. Lonsway of record in Instrument No. 20000519-0050211 Register's Office for Davidson County, Tennessee, dated May 17, 2000 and recorded on May 19, 2000.

Affidavit of Heirship Recorded on July 19, 2017, in Instrument No. 20170719-0072617.

Being the same property conveyed to Jennifer B. Bush by Quitclaim deed from Howard Phillippie, William Andrew Yankura and Robert Vincent Yankura of record in Instrument No. 20170719-0072618 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 19, 2017.

The said Ryan Bush joins in this conveyance to convey any marital interest he may have in the subject property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 6900, Pages 514 through 517, inclusive, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 6900, Page 397, Book 6900, Pages 654 through 657, inclusive and Book 8123, Page 690, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section II, Phase VIII of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7417, Page 413, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 7389, Page 924, in the Register's Office for Davidson County,

Tennessee.
• Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.
• TVA Line Easement of record in Book 2274, Page 549, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
• Quitclaim deed of Common areas to HOA of record in Instrument Number 20090825-0079854, in the Register's Office for Davidson County, Tennessee.
• Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Taxes for 2020 and subsequent years a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **610 General George Patton Rd, 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 30 DAY OF JUNE, 2020.

Jennifer B. Bush by Adam H. Jefferson atty in fact
Jennifer B. Bush by Adam Jefferson as Attorney-in-Fact

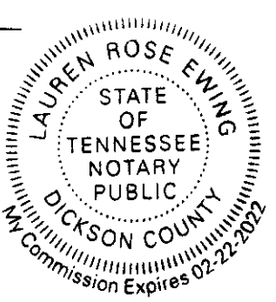
Ryan Bush by Adam H. Jefferson atty in fact
Ryan Bush by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JENNIFER B. BUSH AND RYAN BUSH, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER B. BUSH AND RYAN BUSH.

Witness my hand and official seal, this the 30th of June, 2020.

Lauren Rose Ewing
Notary Public
My Commission Expires: 2/22/22
(SEAL)



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