(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 437381 DEEDWARR
07/14/2020 12:19:21 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20200714-0076902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible].00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/6/2023

(AFFIX SEAL)

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Pratt	Cal Con Mutual Mortgage dba One Trust Home Loans	
(NAME) 1008 General George Patton Road	(NAME) 3131 Camino Del Rio, suite 1680	142 09 0D 052.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) San Diego, CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANNE WILLIAMS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH PRATT**, 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:

Unit No. 1008, together with the Carport designated No. 1008-C, in River Plantation, Section Six, 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 Six, Phase One, Condominium Apartments, recorded in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, as Supplement and amendment in Instrument No's. 20050504-0050172 and 20080423-0041324, Corrected in Scrivener's Affidavit recorded at Instrument No. 20080429-0043657, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulation imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartment, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, Page 526, as Supplement and amendment in Instrument No's. 20050504-0050172 and 20080423-0041324, Corrected in Scrivener's Affidavit recorded at Instrument No. 20080429-0043657, Register's Office of 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 Anne Williams, by Trustees' QuitClaim Deed from Carole D. Knox and Amy L. Menas, Successor Co-Trustees of the Bobby H. Garrett Revocable Trust dated 07/30/92, as amended and restated by the Bobby H. Garrett 2003 Amended and Restated Revocable Trust Agreement u/a dated June 24, 2003, and as further amended by First Amendment to the Bobby H. Garrett 2003 Amended and Restated Revocable Trust Agreement dated July 27, 2004, of record in Instrument No. 20051110-0136170, in the Register's Office of Davidson County, Tennessee, dated October 14, 2005 and recorded on November 10, 2005. Anne Williams and Anne Elliott Williams are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1008 General George Patton Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 9th day of July, 2020

Anne Williams by
Anne Elaine Williams, attorney in fact

ANNE WILLIAMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of July, 2020, before me personally appeared Anne Elaine Williams to me known to be the person who executed the foregoing instrument on behalf Anne Williams and acknowledged that she executed the same as the free act and deed of Anne Williams.

Witness my hand and official seal this 9th day of July, 2020.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023