THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627985

Karen Johnson Davidson County
Batch# 441517 **DEEDWARR**
07/21/2020 10:20:27 AM 2 pgs
Fees: $13.00 Taxes: $891.33

20200721-0079895

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $240,900.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2020.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott Wright 1206 General George Patton Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142 09 0E 006.00

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, **Nancy L. Duke, unmarried, and Carrye Castleman-Ross, unmarried, as Tenants in Common with Rights of Survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Wright, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 1206, together with the Carport designated No. 1206-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, recorded in Book 5200, Pages 705 and 706, and amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6226, Page 9, amended in Book 6226, Page 18 and in Instrument No. 20141014-0095009, Register's Office of 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 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 Nancy L. Duke and daughter Carrye Castleman-Ross, as Tenants in Common with Rights of Survivorship by Quitclaim Deed from Nancy L. Duke, of record in Instrument No. 20080306-0022861, in the Register's Office of Davidson County, Tennessee, dated February 29, 2008 and recorded on March 06, 2008.

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 PHASE ONE RIVER PLANTATION CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 705-706 as amended in Book 6392, Page 321.

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.

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, as amended by of record in Book 6226, Page 18, and in Instrument No. 20141014-0095009, and any amendments thereto; 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.

This is improved property located at 1206 General George Patton Road 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 17th day of July, 2020.

Nancy L. Duke

Carrye Castleman-Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy L. Duke and Carrye Castleman-Ross, 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 17th day of July, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY