Karen Johnson Davidson County
Batch# 444413 DEEDWARR
07/27/2020 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20200727-0082167

#35526

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON BY COMMISSION EXPIRES OCTOBER 2, 2023

G-VRES-20-712

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 E. Madaris and Sandra S. Madaris	New owner	
(NAME) **712 General George Patton Road**	(NAME) 712 General George Patton Rd.	**142-09-0F-712.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Nashville, TN 37221	
(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, **PAUL WILLIAM THOMPSON, SUCCESSOR TRUSTEE OF THE J. WILLIAM THOMPSON AND FAY J. THOMPSON TRUST U/A/D OCTOBER 16, 1997, AS RESTATED DECEMBER 15, 1996, AND AS AMENDED APRIL 11, 2002,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES E. MADARIS AND SANDRA S. MADARIS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 712, together with the carport designated 716-C on the Plan of River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 654, 655, 656 and 657, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Pages 396, et. seq., Register's Office for 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 VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, Pages 396 through 438, inclusive, reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions, and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, Register's Office for said County.

Being the same property conveyed to J. William Thompson and wife, Fay J. Thompson by Warranty deed from Haury and Smith Contractors, Inc. of record in Book 7928, page 1, Register's Office for Davidson County, Tennessee, dated August 31, 1989 and recorded on August 31, 1989.
Being the same property conveyed to J. William Thompson and wife, Fay J. Thompson, Trustees, U/A/D October 16, 1997 of the Thompson Joint Revocable Living Trust Agreement by Quitclaim deed from J. William Thompson and wife, Fay J. Thompson, Individually of record in Book 10656, page 990, Register's Office for Davidson County, Tennessee, dated October 16, 1997 and recorded on October 24, 1997. The said J. William Thompson having died April 21, 2018 and Fay J. Thompson having died September 5, 2018. Paul William Thompson is Successor Trustee of the Trust pursuant to the provisions of Article XVI of the Amendment dated April 11, 2012. Certification of Trust recorded simultaneously herewith of record in Instrument Number ~~202007270082166~~, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- 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.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the 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 and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **712 General George Patton Road, 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 17th DAY OF JULY, 2020.

The J. William Thompson and Fay J. Thompson Trust
U/A/D October 16, 1997, as restated December 15, 1996,
and as amended April 11, 2002

BY: Paul Thompson Successor Trustee
Paul Thompson
Successor Trustee

STATE OF ~~TENNESSEE~~ PCB Illinois
COUNTY OF ~~DAVIDSON~~ Cook PCB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL THOMPSON, SUCCESSOR TRUSTEE of THE J. WILLIAM THOMPSON AND FAY J. THOMPSON TRUST U/A/D OCTOBER 16, 1997, AS RESTATED DECEMBER 15, 1996, AND AS AMENDED APRIL 11, 2002, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17 of July, 2020.

Peter C Begly
Notary Public
My Commission Expires: 12/18/2022
(SEAL)

PETER C BEGLY
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 18, 2022

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

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

