WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2021.

Notary Public

COMMISSION EXPIRES: 1-3-2022

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 590412 DEEDWARR
03/11/2021 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210311-0032566

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amber Nicole Burton	Same As New Owner	142-09-0D-083.00-C
(NAME)	(NAME)	
1087 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Nancy F. Smith, Pieter Favier, and Lenneke Favier, Heirs of Rikea Favier,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber Nicole Burton, unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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. 1087, together with the Carport, designated No. 1087-C, a Condominium as shown on the Final Plat of Section Six, Phase One, River Plantation, Condominium Apartments, of record in Plat Book 5200, page 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Six) of record in Book 5794, page 526 et, seq., amended in instrument No. 20050504-0050172, and Instrument No. 20080423-00541324, and corrected by Scrivener's Affidavit of record in Instrument No. 20080429-00436547, By-Laws appended thereto at page 539, and amended in Instrument No. 20060512-0056329 and Instrument No. 20100415-0028541, 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 Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 536, Register's Office Davidson, County are incorporated by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to Rieka Favier, unmarried, by Deed from William Birdwell and Kevin Birdwell and Melese Underwood, of record as Instrument No. 20051202-0145359, dated November 29, 2005 and recorded December 2, 2005, Register's Office for Davidson County, Tennessee. The said Rieka Favier died on April 15, 2020, intestate, leaving her heirs at law, Nancy F. Smith, Peiter Favier and Lenneke Favier as the sole owners of subject property as indicated on the Affidavit of Heirship recorded as Instrument No. 20210311-0032563, Register's Office for Davidson County, Tennessee.,

Power of Attorney by Pieter Favier, is recorded as Instrumen No. 20210311-0032565, RODC.

Power of Attorney by Lenneke Favier, is recorded as Instrument No. 20210311-0032564, ROCD

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1087 General George Patton Road** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town)(State) **37221** (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, successors 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, successors 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 our hands this 4th day of March, 2021.

Nancy F. Smith

Pieter Favier by Nancy F. Smith AIF
Pieter Favier by Nancy F. Smith, his Attorney-In-Fact

Lenneke Favier by Nancy F. Smith AIF
Lenneke Favier, by Nancy F. Smith, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Nancy F. Smith, Pieter Favier, and Lenneke Favier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 4th day of March, 2021.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2021 before me personally appeared, **Nancy F. Smith,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Pieter Favie**r and acknowledged that she executed the same as the free act and deed of **Pieter Favier.**

WITNESS my hand and official seal this 4th day of March, 2021.

Notary

My Commission Expires: _____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2021 before me personally appeared, **Nancy F. Smith,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Lenneke Favier** and acknowledged that she executed the same as the free act and deed of **Lenneke Favier.**

WITNESS my hand and official seal this 4th day of March, 2021.

Notary

My Commission Expires: _____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Certificate of Authenticity

I, Robert L. Scruggs, 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 executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022.

202103110032566