WARRANTY DEED

Karen Johnson Davidson County
Batch# 740380 **DEEDWARR**
10/20/2021 02:49:55 PM 3 pgs
Fees: $18.00 Taxes: $1,365.30

20211020-0141080

T-IW-21-8207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

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)
William Marvin Cope, Jr.	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	
8207 Sawyer Brown Rd. # G1	**4004 Hillsboro Pk. Ste. 216B**	**142-01-0A-041.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37215**	
(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, **FREDERICK R. SKELTON, UNMARRIED AND MARTHA R. SKELTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM MARVIN COPE, JR.,** 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 G-1, together with the Carport designated No. G-1-C, in River Plantations, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Registers Office for said County, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to J. Roger Skelton and wife, Bessie R. Skelton by Warranty deed from Peter H. Squire, unmarried of record in Book 6220, page 547, Register's Office for Davidson County, Tennessee, dated January 24, 1984 and recorded on January 25, 1984. The said Bessie Ruth Skelton having since died on or about March 18, 2001 and subject property having vested in J. Roger Skelton as surviving tenant by the entirety. The said J. Roger Skelton having since died on or about December 29, 2004, and subject property having vested in his children, Fredrick R. Skelton and Martha R. Skelton, as his sole beneficiaries under his un-probated Last Will and Testament and his heirs at law as pursuant to Affidavits of Heirship of record in Instrument Number 20060306-0025820 and 20060306-0025821, Register's Office for Davidson County, Tennessee.

Subsequently, and for the purpose of putting the vested owners as described above to public record, J. Terry Price, Trustee having conveyed the subject property to Frederick R. Shelton and Martha R. Shelton by Quitclaim Deed of record in Instrument Number 20080422-0041248, Register's Office for Davidson County, Tennesssee.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 59 and Boundary Plat of record in Plat Book 4460, Page 18, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 1, a Condominium of record in Book 4562, Page 474, as supplemented and amended in Instrument No. 20051020-0126564, and

further amended in Instrument No. 20140219-0014288, Register's Office for Davidson County, Tennessee.
• Charter of River Plantation Section One Condominiums Homeowners' Association, Inc., of record in Instrument No. 20050818-0098515, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 753, 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8207 Sawyer Brown Rd. # G1, 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 28 DAY OF SEPTEMBER, 2021.

Frederick R Skelton
Frederick R. Skelton

Martha R. Skelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERICK R. SKELTON, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 28 of September, 2021.

Rocco Marcello
Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF VIRGINIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA R. SKELTON, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the _____ of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
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further amended in Instrument No. 20140219-0014288, Register's Office for Davidson County, Tennessee.
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• 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8207 Sawyer Brown Rd. # G1, 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 28 DAY OF SEPTEMBER, 2021.

Fredrick R. Skelton

Martha R. Skelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDRICK R. SKELTON, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the _____ of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF VIRGINIA
COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA R. SKELTON, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2021.

Deborah M. Stosch
Notary Public
My Commission Expires: 11/30/2023
(SEAL)

DEBORAH M. STOSCH NOTARY PUBLIC MY COMMISSION NUMBER 278515 COMMONWEALTH OF VIRGINIA

RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212