Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0496

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS
$274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEF
THIS 29th day of December, 2022

Notary Public

Commission Expires: 8-20-24

Karen Johnson Davidson County
Batch# 956484 DEEDWARR
12/30/2022 09:35:18 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80

20221230-0133833

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian A. Horowitz 1034 General George Patton Drive Nashville, TN 37221	Brian A. Horowitz 1900 Patterson St, Ste 100 Nashville, TN 37203	142-09-0D-112.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Lesli Wright, as Conservator for Walter George Wilson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian A. Horowitz, an unmarried man

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:

LAND in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Six, Phase One, Condominium Apartments, of record in Book 5200, Page 347, and Book 5200, Page 359 and 360, and as corrected in Book 5807, Page 669, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. 1034, together with the carports serving each unit, as designated "C" with each respective unit number, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section Six, Phase One, Condominiums.

BEING the same property conveyed to Walter Wilson, an unmarried man, by Warranty Deed from Thomas J. Ebers, an unmarried man, dated 8/27/2015 and recorded 8/31/2015 in Instrument No. 20150831-0087752, Register's Office for Davidson County, Tennessee.

Walter Wilson and Walter George Wilson are one and the same person.

Letters of Conservatorship granted to Lesli Wright, dated July 20, 2022 and Order Approving Contract, dated December 22, 2022, in Docket No. 22P845, Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1034 General George Patton Drive Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of December, 2022.

Walter George Wilson By Lesli Wright, conservator
Walter George Wilson by Lesli Wright, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lesli Wright, as Conservator for Walter George Wilson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of December, 2022.

Kim Graves
Notary Public
My Commission Expires: 8.20.24

