Karen Johnson Davidson County
Batch# 1058349 DEEDWARR
10/05/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20231005-0078640

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/8/2025 (AFFIX SEAL)

JOANN MOSS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

LR-AR-23-732

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)
Karson Corley and Meredith Batey	First Bank	
(NAME)	(NAME)	**142-09-0F-732.00-CO**
732 General George Patton Drive, Unit #732	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin TN 37064	
(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, **TRAVIS HANGER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARSON ALEXANDER CORLEY, AN UNMARRIED MAN AND MEREDITH JANE BATEY, UNMARRIED WOMAN,** 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:

A condominium apartment in Davidson County, Tennessee, described as follows: being Unit No. 732, 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 of record in Plat Book 6900, Pages 514 through 517, inclusive, as amended in Book 6900, Pages 654 through 657, inclusive, et seq., Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 7417, Page 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, a condominium apartments, contained in the Master Deed and Bylaws appended thereto, recorded in Book 7417, Page 396, said Register's Office, are incorporated in this deed by 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, said Register's Office.

Being the same property conveyed to Travis Hanger, unmarried by Warranty deed from Debra Anderson Faulkner, unmarried of record in Instrument No. 20191104-0113496 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019.

This conveyance is subject to:
- Taxes for the year 2023, 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.
- 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.
- Amendment to By-Laws of record in Instrument Number 20170921-0096904 and Instrument No. 20190501-0040495, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20200205-0013635, Instrument No. 20221103-0118543 and Instrument No. 20230327-0021947, in the Register's Office for Davidson County, Tennessee.
- Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591, in

• Quitclaim deed of Common areas to HOA of record in Instrument Number 20090825-0079854, 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.
• Easement of record in Instrument Number 20230413-0027102 and amended in Instrument No. 20230721-0056216, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20230413-0027167 and amended in Instrument No. 20230721-0056217, 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: **732 General George Patton Drive, 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 3rd DAY OF OCTOBER, 2023.

Travis Hanger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRAVIS HANGER, 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 3rd of October, 2023.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 3, 2023.

J. Carlton Drumwright

October 3, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 3, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY