03 Trinity Title 48-A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/19/05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kathryn L. Bryan | 1ST TRUST BANK FOR SAVINGS | Map 142-05, Group A |
| (NAME) | (NAME) | |
| 118 Plantation Court | P.O. BOX 17257 | Parcel 25.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | MEMPHIS, TN 38187-0257 | |
| (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, I, **LeELLEN ROPER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRYN L. BRYAN,** HEREINAFTER CALLED THE GRANTEE, HER 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 Two, Condominium Apartments, as of record in Book 4460, pages 136 and 137, Register's office, Davidson County, Tennessee, the part hereby described being:

UNIT No. D-7 on said Plan together with the Carport designated No. D-7-C as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section Two, Condominium.

Being the same property conveyed to Le Ellen Roper, unmarried, by deed from Cheryl L. Read, unmarried, dated April 28, 1993, of record in Book 8932, page 660, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4460, page 136-137, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4661, page 334, Book 4691, page 906, Book 6354, page 676, Book 4784, page 464, Book 4956, page 756, Book 6392, page 321, Book 7389, page 924, Book 7389, page 941, and Book 11156, page 361, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 118 Plantation Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 hand this 11th day of November, 2004.

Davidson County DEEDWARR
Recvd: 11/16/04 13:56 2pgs
Fees:13.00 Taxes:453.62

20041116-0137589

LeEllen Roper

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LeEllen Roper, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of November, 2004.

Commission expires:




Notary Public