(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/05 14:59 2 pgs
Fees:13.00 Taxes:427.35

20050623-0072459

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-25-08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Euna G. Deaton	Synovus Mortgage Corp	Map 142-5B Parcel 052.00 CO
(NAME)	(NAME)	142-5B-05.00
8300 Sawyer Brown Rd J-303	800 Shadescreek Parkway #350	CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, TN 35209	
(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, William B. Anderson, and wife, Ruby J. Anderson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Euna G. Deaton, unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. J-303, together with the carport designated No. J-303-C, in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76, and 77, amended in Book 4675, pages 103, 104 and 105, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4784, page 464, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Three Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William B. Anderson and wife, Ruby J. Anderson by warranty deed of Thomas William Metcalfe, unmarried of record in Book 10067, page 188, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) 2005 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes when due and payable. Map 142-5B-052.00CO (2) Subject to all matters appearing of record in Book4675, pages 75-77, amended in Book 4675, pages 103-105, Register's Office of Davidson County, Tennessee. (3) Master Deed and By-Laws of record in Book 4784, page 482, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8300 Sawyer Brown Road Unit J-303, 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 our hands this 17th day of June, 2005.

William B. Anderson

Ruby J. Anderson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared William B. Anderson and Ruby J. Anderson, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 17th day of June, 2005.

Commission expires: 1-25-06

Notary Public

