BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00



Kathryn V. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES:

(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
Nat D. Brown	JPMorgan Chase Bank	Map 142-9-D
(NAME)	(NAME)	
8553 Sawyer Brown Road	P. O. Box 47020	Parcel 203
(ADDRESS)		
Nashville, TN 37221	Doraville, GA 30362	
(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, **JANE FRANCES VICK, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NAT D. BROWN AND KATHRYN V. GRAVES, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 8553, together with the carport designated No. 8553-C, in River Plantation, Section Ten, Phase II-C, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plan of River Plantation, Section Ten, Phase II-C, Condominium Apartments, of record in Plat Book 9700, pages 143 and 144, as revised in Plat Book 9700, pages 186 and 187, Register's Office for Davidson County, Tennessee, and as described in Master Deed of record in Book 9394, page 598, said Register's Office, to which reference is hereby made, and in annexation document of record in Book 10024, page 409, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-C, Condominium Apartments, contained in the Master Deed and Bylaws appended thereto, of record in Book 9394, page 598, et seq., as applied to Section Ten, Phase II-A, Section Ten, Phase II-B, Section Ten, Phase II-C and Section Ten, Phase II-D, by annexation documents of record in Book 9780, page 284, Book 9669, page 111, Book 10024, page 409, Book 10136, page 708 and Book 10417, page 348, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied verbatim.

Being the same property conveyed to Harry William Vick, Jr. and wife, Jane Frances Vick, by deed from Haury and Smith Contractors, Inc., of record in Book 10452, page 142, said Register's Office. Harry William Vick, Jr. has since died vesting title solely in Jane Frances Vick. Quitclaim deed from Harry William Vick, Jr. (Deceased) and Jane Frances Vick to Jane Frances Vick, of record in Instrument #20031223-0182376, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, pages 143-144 and in Book 9700, pages 186-187, said Register's Office; (c) restrictive covenants of record in Book 7389, page 924, said Register's Office; and (d) Master Deed and Bylaws of record in Book 9394, 1page 598, Book 10024, page 409, Book 9780, page 284, Book 9669, page 111, Book 10136, page 708 and Book 10417, page 348, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8553 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 03/20/06 15:28 2 pgs
Fees:13.00 Taxes:777.00
20060320-0031914

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 15th day of March, 2006.

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x Jane F. Vick

Jane Frances Vick

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 Jane Frances Vick, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2006.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC Exp. 11/24/07 AT LARGE DAVIDSON COUNTY, TENN.

Kevin D. Montgomery

Notary Public