Return to : First Title and Escrow Company, Inc.
File Number 25378

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/06 14:32 2 pgs
Fees:13.00 Taxes:469.90

20060523-0060625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENN. EXP. 5/23/06 STATE OF TENNESSEE LANE S. DICKS

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ivy S. Kuofie	Suntrust Mortgage, Inc.	
(NAME) 1020 Todd Preis Drive	(NAME) 201 4th Ave. N. 7th Floor	Map 142-05-0C
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, Tennessee 37219	Parcel 038.00
(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, **ANN C. RICH, UNMARRIED, AND BRANDON H. RICH, UNMARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **IVY S. KUOFIE, UNMARRIED,** 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 Four Condominium Apartments, of record in Book 4860, pages 16 and 19, amended in Book 4860, page 108, said Register's Office, to which plan reference is hereby made for a more complete description, the part conveyed being described as follows:

Unit No. T-402 on the Plan together with the carport designated No. T-402-C, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to River Plantation Section Four Condominiums.

Being the same property conveyed to Ann C. Rich, unmarried, and Brandon H. Rich, unmarried, by Warranty Deed from William A. Russell, unmarried, of record in Instrument No. 20010330-0030796, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756; said Register's Office; (c) plan of record in Book 4860, Pages 16 and 19, amended in Book 4860, Page 108, said Register's Office; (d) ByLaws of record in Book 4892, Page 456, amended in Book 7850, Page 955, said Register's Office; (e) all restrictions of record; (f) all easements of record and visible easements; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1020 Todd Preis 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 Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 18th day of May, 2006.

BRANDON H. RICH

ANN C. RICH

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 Ann C. Rich and Brandon H. Rich, 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 on this 18th day of May, 2006.

Commission expires:

Notary Public

