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Realty Title Box 483

Davidson County DEEDWARR
Recvd: 01/04/08 09:08 2 pgs
Fees:13.00 Taxes:553.15

20080104-0000930

WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st December, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009
(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
Stephanie L. Simmons	HERITAGE BANK	Map 142-5-B
(NAME) 8300 Sawyer Brown Road Unit A307	P.O. BOX 537 (NAME)	Parcel 7
(ADDRESS) Nashville, TN 37221	(ADDRESS) HOPKINSVILLE, KY 42241	
(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, **IRENE M. BARTNIK, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE L. SIMMONS,** 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 Unit No. A-307, together with the Carport designated No. A-307-C, of River Plantation Condominium Apartments, Section Three, a Condominium, a horizontal property regime, as shown on the Plat of River Plantation Condominium Apartments, Section Three, of record in Book 4675, pages 75, 76 and 77, as amended in Book 4675, pages 102, 103, 104 and 105 and Book 6231, page 156, Register's Office for Davidson County, Tennessee, and established by Master Deed of record in Book 4764, page 464, as amended in Book 5785, page 180, Book 5840, page 663 and Book 11332, page 184, said Register's Office, all to which reference is hereby made for a more complete identification of said Unit.

Being the same property conveyed to Irene M. Bartnik, unmarried, by deed from Billie C. Dunn, unmarried, of record in Instrument #20050321-0030384, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 4675, pages 75-77, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4764, page 464, Book 5785, page 180, Book 5840, page 663 and Book 11332, page 184, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8300 Sawyer Brown Road Unit A307, 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 24 day of December, 2007.

Irene M. Bartnik

STATE OF VIRGINIA

COUNTY OF FAIRFAX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irene M. Bartnik, 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 Dulles (CITY), Virginia, this 24 day of December, 2007.

Commission expires:

Notary Public

JUDITH CROSSMAN FINK
Notary Public
Commonwealth of Virginia
183166
My Commission Expires Jan 31, 2011

JUDITH CROSSMAN FINK NOTARY PUBLIC COMMONWEALTH OF VIRGINIA