File No. 280500976

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/08 11:13 2 pg
Fees:13.00 Taxes:843.60

20080611-0060150

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/14/09

(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy S. Ingham	Bank of America	MAP & PARCEL 142-13-0C-116.00CO
(NAME) 8645 Sawyer Brown Rd.	(NAME) 9000 Southside Blvd.	Notary Seal present, but could not be reproduced.
(ADDRESS) Nashville, TN 37221	(ADDRESS) Jacksonville, FL 32256	Bill Garrett Davidson County Register of Deeds
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **J. W. McLemore and wife, Dorothy J. McLemore**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Kathy S. Ingham, unmarried**, 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:

Being a certain Condominium Apartment tin Davidson County, Tennessee, being Unit No. 8645, together with Carport No. C-8645, of River Plantation Condominiums, Section XI, Phase 3, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation Condominiums, of record in Book 10628, Page 661, as annexed in Book 11332, Page 184, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10628, Page 677, as annexed in Book 11332, Page 184, said Register's Office together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said master Deed. Reference is hereby made to the plan of River Plantation Condominiums, of record in Book 9700, Page 836, said Register's office for a more complete identification and description of such Unit.

Being the same property conveyed to J. W. McLemore and wife, Dorothy J. McLemore by Warranty Deed from the Estate of Angela F. Hoffman, by and through Elizabeth Ann Tiesler, Co-Executrix, as of record in Instrument Number 20080304-0021269, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Plat Book 9700, Page 836; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) Restrictive covenants contained in an instrument of record in Book 7389, Page 924, said Register's Office. (4) Charter for Homeowners' Association of record in Book 7402, Page 591, said Register's Office. (5)The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominiums of record in Book 10628, Page 677, as annexed in Book 11332, Page 184, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8645 Sawyer Brown Rd., 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 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 6th day of June, 2008.

J. W. McLemore

Dorothy H. McLemore

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared J. W. McLemore and Dorothy J. McLemore who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

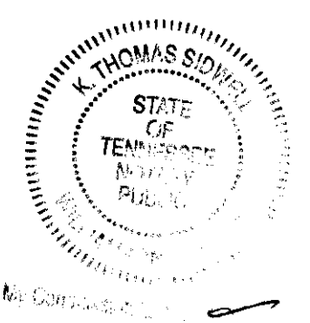
Witness my hand at office this 6th day of June, 2008.

Commission expires:

Notary Public

File Number: 280500976

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064



11/18/08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds