Davidson County DEEDWARR
Recvd: 12/11/08 11:02 2 pgs
Fees:13.00 Taxes:466.20

20081211-0119400

WARRANTY DEED

BOX 10-A

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

James Marable
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2008.

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
James D. Marable	Countrywide Bank, FSB	Map 142-5-B
(NAME)	(NAME)	
8300 Sawyer Brown Road Unit B-302	801 Crescent Centre Drive	Parcel 10
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(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 MARIA BROWN SULLIVAN AND HUSBAND, JOHN DANIEL SULLIVAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES D. MARABLE, 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 Unit No. B-302, together with the Carport designated No. B-302-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 102-105, and Book 6231, page 156, Register's Office for said County, 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 Bylaws appended thereto, record 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 Jane Maria Brown, unmarried, by Warranty Deed from Gina L. Long, unmarried, dated April 15, 2005, of record in Instrument No. 20050419-0043443, in the Register's Office for Davidson County, Tennessee. Jane Maria Brown has since married and is now known as Jane Maria Brown Sullivan. John Daniel Sullivan joins in executing this deed to convey any marital interest he may have in said property.

INCLUDED herein but specifically EXCLUDED from this conveyance is the following tract which was originally erroneously included in the Master Deed establishing the aforesaid Horizontal Property Regime known as River Plantation, Section Three, to wit:

LAND in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Turner Engineering Co., Inc., dated March 16, 1978, as follows:

BEGINNING at a concrete monument in the southerly margin of U.S. Hwy. 70; thence South 5 degrees 29 minutes West a distance of 330.68 feet to a concrete monument; thence N 85 degrees 02 minutes 28 seconds West 19.77 feet to an 8" sassafras; thence North 40 degrees 18 minutes West 21.8 feet to a 6" white oak; thence North 54 degrees 37 minutes West 33.0 feet to 3-8" white oaks; thence along the existing fence line North 43 degrees 45 minutes West 47.0 feet to an 18" cherry; thence North 70 degrees 00 minutes West 28.3 feet to a point in the westerly margin of Sawyer Brown Road; thence North 20 degrees 00 minutes East 190.5 feet to a concrete monument; thence northeasterly around a curve having a radius of 100.0 minutes a distance of 117.07 feet to the point of beginning.

Being the same property quitclaimed to Haury and Smith Contractors, Inc. by quitclaim deed of record in Book 5785, page 180, Register's office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Plat Book 4675, Pages 75, 76 and 77, amended in Book 4675, Pages 102-105 and Book 6231, Page 156, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4784, page 464, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8300 Sawyer Brown Road Unit B-302, Nashville, Tennessee 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 10th day of December, 2008.

Jane Maria Brown Sullivan

John Daniel Sullivan

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 John Daniel Sullivan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 2008.

Commission expires:

Notary Public

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 Maria Brown Sullivan, 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 10 day of December, 2008.

Commission expires:

Notary Public