BILL GARRETT, Davidson County
Trans: T20090062358 DEEDWARR
Recvd: 09/11/09 10:48 2 pgs
Fees: 13.00 Taxes: 777.00
20090911-0085138

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

X _____ Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2009.

_____ Notary Public

My commission expires: 7.25.12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John H. Dorland Trustee	**John H. Dorland**	142-13-C-160
348 Lake Drive	**348 Lake Drive**	
Ocala, FL 34472	**Ocala, FL 34472**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sharon Ann Wiggs, Trustee of the Joyce Garvin Sinclair Living Trust, dated August 8, 2001

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John H. Dorland, Trustee of the John H. Dorland Revocable Living Trust Agreement U/A/D January 21, 1998

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 9304 (Parcel No. 160), together with the carport designated No. 9304-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 4, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plan of River Plantation, Section Eleven, Phase 4, Condominium Apartments, Revision One, of record in Plat Book 9700, page 971, as corrected by Surveyor's Certificate of Correction in Instrument No. 20000630-0065336, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11432, page 903, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 4, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et.seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, 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 Joyce G. Sinclair, unmarried by Warranty Deed dated December 19, 2000 from Haury and Smith Contractors, Inc., of record in Instrument No. 20001222-0125524, Register's Office for Davidson County, Tennessee. The said Joyce G. Sinclair a/k/a Joyce Garvin Sinclair having since conveyed her interest in the subject property to Joyce Garvin Sinclair, Trustee, or her successors in trust, under the Joyce Garvin Sinclair Living Trust, dated August 8, 2001, of record in Instrument No.

20010813-0086895, said Register's Office. The said Joyce Garvin Sinclair having since died. The Last Will and Testament of Joyce Garvin Sinclair was filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 09P-515.

This conveyance is subject to all restrictions, easements and planning documents of record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 9304 Sawyer Brown Road, Nashville, TN 37221.

142-13-C-160 is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/OUR HANDS EFFECTIVE AS OF September 3, 2009:

Sharon Ann Wiggs, as Trustee of the Joyce Garvin Sinclair Living Trust, dated August 8, 2001

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Trustee of the Sharon Ann Wiggs, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 3rd day of September, 2009.

My Commission Expires: 7-25-12

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20091622R