WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Tomasulo * Cecilia	New Owner	**142-5-A-94CO**
(NAME)	(NAME)	
430 Plantation Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 B. Treadway**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Helen Tomasulo**, 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:

* Cecilia a single woman

LAND in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Two, Condominium Apartments, of record in Book 4460, pages 136 and 137, Register's office for Davidson County, Tennessee, the part hereby conveyed being Unit No. P-8 on said Plan, together with the carport designated No. P-8-C, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section Two Condominiums.

Being the same property conveyed to Felix H. Treadway, Jr. and wife, Ann Breen Treadway by deed from Margaret Ann Giuli, unmarried of record in Book 8963, page 351 Register's Office for Davidson County, Tennessee. The said Felix H. Treadway, Jr., having since died leaving his wife Ann Breen Treadway as the surviving tenant by the entirety.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **430 Plantation Court, 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 26th day of February, 2010.

Ann B. Treadway
By: Leonard Suter, Attorney in Fact
Leonard Suter Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20100014902 DEEDWARR
Recvd: 03/12/10 14:23 2 pgs
Fees:13.00 Taxes:503.20
20100312-0019163

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Leonard Suter with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Ann Breen Treadway and being authorized to act on behalf of said persons he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26TH DAY OF FEBRUARY, 2010.

Commission expires:



My Commission Expires JULY 5, 2011

Notary Public