WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110047264 DEEDWARR
Recvd: 08/03/11 10:47 2 pgs
Fees:13.00 Taxes:484.70

20110803-0059618

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: JULY 29, 2013

(AFFIX SEAL)

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Fazio Sprague	Linda Fazio Sprague	142050B10800 CO
(NAME) 8300 Sawyer Brown Road S-305	25 Virginia Place	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Staten Island, NY 10314	
(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, John Gentry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Fazio Sprague, 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:

The following described property located in Davidson County, Tennessee, to-wit:

Unit No. S-305, together with the carport designated No. S-305-C, shown on the Plan of Section 3, River Plantation, Condominiums Apartments, as shown on Plat of record in Book 4675, pages 75, 76 & 77, and amended in Book 4675, pages 102, 103, 104 & 105, and further described in a Master Deed of record in Book 4784, pages 464, in the Register's Office for Davidson County, Tennessee, to which plan and Master Deed reference is herby made for a more complete legal description; together with all of the rights in the common elements that are appurtenant to the above Unit.

Being the same property conveyed to John Gentry, by deed of record in Book 20110105-0001435, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Section 3, River Plantation, Condominiums Apartments, as shown on Plat of record in Book 4675, pages 75, 76 & 77, and amended in Book 4675, pages 102, 103, 104 & 105, and further described in a Master Deed of record in Book 4784, pages 464, in the Register's Office for Davidson County, Tennessee. Master Deed of record in Book 4562, page 474, Book 4784, page 464, Book 5785, page 180, Book 5840, page 663, Book 11332, page 184, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8300 Sawyer Brown Road S-305, 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 2nd day of August, 2011.

John Gentry

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Gentry, 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 Franklin, Tennessee this 2nd day of August, 2011.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013