01288-4873

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203<br><br>**SIDWELL & BARRETT, P.C.**<br>121 1st Avenue South, Suite 200<br>Franklin, TN 37064 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2011.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 4-12-14<br><br>(AFFIX SEAL) |

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| K. Thomas Sidwell | K. Thomas Sidwell | MAP 142-1-A |
| 8207 Sawyer Brown Road Unit O-1 | 121 1st Ave. South, Suite 200 | PARCEL 95 |
| Nashville, TN 37221 | Franklin, TN 37064 | |
| (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, **Barbara Jones, a single person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth T. Sidwell and wife, Suzanne B. Sidwell,** 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 0-1 and carport designated No. 0-1-C on the plan of Section One, River Plantation Condominium Apartments, as of record in Book 4460, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Tom Jones and wife, Barbara Jones by deed recorded as instrument 20050801-0089563, said Register's Office. The said Tom Jones has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8207 Sawyer Brown Road Unit O-1, Nashville, TN 37221.**

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 the 19th day of October, 2011.

Barbara Jones
Barbara Jones

BILL GARRETT, Davidson County
Trans:T20110065969 DEEDWARR
Recvd: 10/21/11 11:56 2 pgs
Fees:13.00 Taxes:462.50
20111021-0082010

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 **Barbara Jones** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of October, 2011.




My Commission expires: 1-9-12

Notary Public