

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Suzanne D. Ripski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/24/13

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne D. Ripski	SunTrust Mortgage, Inc.	142090D211.00
(NAME)	(NAME)	
8561 Sawyer Brown Rd.	1001 Semmes Avenue, RVW-5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(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,

THE ESTATE OF IRENE S. THACKER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUZANNE D. RIPSKI,

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. 8561 together with carport designated No. 8561-C on the Plan of River Plantation, Section Ten, Phase II-C, a Condominium of record in Plat Book 9700, Pages 143 and 144, Revised in Book 9700, Pages 186 and 187, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements River Plantation, Section Ten, Phase II-C, Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 9394, Page 598, amended in Book 9780, Page 284, Book 9669, Page 111and Book 10024, Page 409, said Register's Office.

Being the same property conveyed to Irene S. Thacker by deed from Cindy A. Rose of record in Instrument No. 20030611-0080371, Register's Office for Davidson County, TN. The said Irene S. Thacker having since died testate in Davidson County, Probate Docket No. 12P-34, Devising by Last Will and testament, the subject property to Betty Poston and Carol Poston equally.

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.

BILL GARRETT, Davidson County
Trans:T20120042071 DEEDWARR
Recvd: 06/07/12 10:34 2 pgs
Fees:13.00 Taxes:592.00
20120607-0049762

unimproved ☐

This is improved ☒ property, known as 8561 Sawyer Brown Rd., 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 our hands this 1st day of June, 2012.

The Estate of Irene S. Thacker
By: Betty Poston
Betty Poston, Individually and as Executrix

Attest: Carol Poston
Carol Poston,

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Betty Poston with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Executrix of **THE ESTATE OF IRENE S. THACKER**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **THE ESTATE OF IRENE S. THACKER** by him/herself as Executrix.

Witness my hand and official seal at on this 1st day of June, 2012.

Commission expires: 11/24/13

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, Betty Poston and Carol Poston, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand this 1st day of June, 2012.

My Commission Expires: 11/24/13

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public