WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120055227 DEEDWARR
Recvd: 07/27/12 09:49 2 pgs
Fees:13.00 Taxes:488.40
20120727-0066181

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of July, 2012

Notary Public

MY COMMISSION EXPIRES: 7-29-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Shipley and Bonnie J. Shipley	Acopa, LLC	142-5-B-83.00
(NAME)	(NAME)	
8300 Sawyer Brown Road #P304	306 Northcreek Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Goodlettsville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Chong S. Lee and Jeannie Lee, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary L. Shipley and Bonnie J. Shipley, husband and wife**, 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:

A certain condominium unit lying in Davidson County, Tennessee, and being known as Unit No. P-304, together with carport designated as No. P-304-C, on the plan of Amended Section 3, River Plantation Condominium Apartments, of record in Plat Book 4675, pages 75 thru 77, amended in Plat Book 4675, page 103 thru 105, and in Book 6231, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Three), a horizontal property regime established by Master Deed of record in Book 4784, page 464, as amended in Book 5785, page 180 and Book 5840, page 663, said Register's Office.

Being the same property conveyed to Chong S. Lee and Jeannie Lee, Husband and Wife, by Warranty Deed from James R. Tegarden and wife, Nancy Tegarden, dated September 17, 2007, filed September 19, 2007, in Instrument No. 20070919-0112187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8300 Sawyer Brown Road #P304, 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, has 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 **12th** day of **July, 2012**

Chong S. Lee

Jeannie Lee

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, **Chong S. Lee and Jeannie Lee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **July, 2012**

Notary Public

My commission expires: 11/23/15

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD