WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/13 11:55 3 pgs
Fees:18.00 Taxes:543.90
20130801-0080182

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2013

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Layne	Movement Mtg	142-05-0A
(NAME)	(NAME)	(MAP)
516 Plantation Court	841 Seahawk Cir	115.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Mary U. Armistead, Jane U. Adam and Ann U. McQueen, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joe Layne and Norma Layne, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. T-1, together with the Carport designated No. T-1-C in River Plantation, Section Two, a Condominium, a horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Two Condominium Apartments, record in Book 4460, pages 136 and 137, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, page 334 and amended in Instrument No. 20120828-0077603 of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and By-laws appended thereto, recorded in Book 4661, page 334 of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amended By-laws appended to the Master Deed and amended in Book 4691, page 906, Book 6354, Page 676, Book 6436, Page 389 and in Instrument No. 20120828-0077595, said Register's Office.

Being the same property conveyed to Victor E. Underwood and Helen F. Underwood by Deed from Leroy H. Johnson and Diana A. Johnson, husband and wife of record in Instrument No. 20071018-0123684, Register's Office for Davidson County, Tennessee. The said Victor E. Underwood having since died 1/4/09 vesting fee simple title in the wife Helen F. Underwood as tenant by the entirety. The said Helen F. Underwood having since died 8/23/10 in testate and by her will devised the property onto Mary U. Underwood, Jane U. Adam and Ann U. McQueen and nominated them as Executor of her will.

Being the same property conveyed to Mary U. Armistead, Jane U. Adam and Ann U. McQueen, as tenants in common by Deed from Mary U. Armistead and Jane U. Adam, Executors of the Estate of Helen F. Underwood of record in Instrument No. 20120216-0013625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 516 Plantation Court, Nashville, Tennessee 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/our hand(s) this 2nd day of July, 2013.

Mary U. Armistead

Jane U. Adam

Ann U. McQueen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary U. Armistead, Jane U. Adam and Ann U. McQueen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of July, 2013.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen C Asplint

Commission Expires: 7/6/15

