WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Boris Martini
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2013.

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130077783 DEEDWARR
Recvd: 09/09/13 10:33 2 pgs
Fees:13.00 Taxes:795.50
20130909-0094788

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Haynes	SAME	Map 142-9-D
(NAME)	(NAME)	Parcel 207 CO
8557 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **LEELLEN ROPER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT E. HAYNES AND KATHERINE L. HAYNES, 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 apartment, being Unit No. 8557, together with the carport designated No. 8557-C, in River Plantation, Section Ten, Phase II-C, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-C, Condominium Apartments recorded in Plat Book 9700, pages 143 and 144, and revised Plat of record in Book 9700, pages 186 and 187, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made and in annexation document in Book 10024, page 409, Book 10136, page 708, Instrument No. 20081203-0117316 and Instrument No. 20081203-0117317, Register's Office for Davidson County, Tennessee. The easements, restrictions, covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-C, Condominium Apartments, contained in the Master Deeds and Bylaws appended thereto, recorded in Book 9394, Page 598, et seq., as applied to Section Ten, Phase II-A, Section Ten, Phase II-B, Section Ten, Phase II-C, Section Ten, Phase II-D, by annexation documents in Book 9780, Page 284, Book 9669, Page 111, Book 10024, Page 409, Book 10136, Page 708, Instrument No. 20081203-0117316 and Instrument No. 20081203-0117317, 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.

Being the same property conveyed to LeEllen Roper, a single person, by deed from Walter Thomas Woods, Jr., Trustee of the Evelyn Eugenia Cooper Woods Credit Shelter Trust, of record in Instrument No. 20061218-0155901, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 9700, pages 186 and 187, said Register's Office; and (c) Master Deed and Bylaws of record in Book 9780, Page 284, Book 9669, Page 111, Book 10024, Page 409, Book 10136, page 708, Instrument No. 20081203-0117316 and Instrument No. 20081203-0117317, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8557 Sawyer Brown Road, 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 6th day of September, 2013.

LeEllen Roper

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 LeEllen Roper, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of September, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public