PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130101545 DEEDWARR
Recvd: 12/03/13 14:54 2 pgs
Fees:13.00 Taxes:592.00
20131203-0123207

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53081
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brenda Stewart 8300 Sawyer Brown Road #P-301 Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142050B08000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$160,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James M. Crowson and wife, Martha C. Crowson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brenda C. Stewart** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** a single woman

A Condominium Apartment in Davidson County, Tennessee, being Unit No. P-301 together with the carport designated P-301C of River Plantation, amended Section 3, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 75, 76 and 77 amended in Book 4675, pages 103, 104 and 105, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James M. Crowson and wife, Martha C. Crowson by Special Warranty Deed from Bank of America, National Association as Successor by Meiger to LaSalle Bank National Association, as Trustee under the Pooling and Servicing Agreement dated as of February 19, 2009 and recorded on March 6, 2009 of record in Doc. No. 20090306-0020245, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, pages 75, 76 and 77 amended in Book 4675, pages 103, 104 and 105, Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4784, page 464, Book 5785, page 180, Book 5840 page 663, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 8300 Sawyer Brown Road, Unit P-301, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of November, 2013.

James M. Crowson

Martha C. Crowson

State of TENNESSEE
County of DAVIDSON

On this 22nd day of November, 2013 , before me the undersigned authority, personally appeared James M. Crowson and Martha C. Crowson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Sworn and subscribed before me this the 22nd day of November, 2013

Notary Public

My Commission Expires: 6/15/14

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
M[illegible]

W1doc: Deed Wty—12/92