PREPARED BY (AND RETURN TO):

Davidson County DEEDWARR
Recvd: 05/02/14 11:59 3 pgs
Fees:18.00 Taxes:555.00
20140502-0037359

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53327
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John C. Kirk, Jr. 425 Plantation Court Nashville, TN 37221	Synovus Mortgage Corp. 2204 Lakeshore Dr Ste 325 Birmingham AL 35209

TAX MAP-PARCEL NUMBERS: 142050A09600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Terry Tomerlin Sague**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John C. Kirk, Jr., unmarried,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. Q-2, together with the Carport designated Q-2-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, of record in Book 4460, Pages 136 and 137, 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 Bruce D. Sague and wife, Judy T. Sague by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, dated May 1, 1973, recorded May 4, 1973 in Book 4704, Page 170, Register's Office for Davidson County, Tennessee. The said Bruce D. Sague has since died.

By Quitclaim deed dated July 16, 2010, recorded July 20, 2010, of record in Document No. 20100720-0056708. Judy T. Sague, being one and the same person as Judy Tomerlin Sague conveyed subject property to Terry Tomerlin Sague, retaining a life estate. The said Judy T. Sague has since died.

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

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan of record in Book 4460, Pages 136 and 137, said Register's Office, to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4661, page 374, amended in Book 4691, page 906, Book 6354, page 676, Book 6436, page 389, amended and restated in Document No. 20120828-0077603, 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: 425 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 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 18th day of April, 2014.

Terry Tomerlin Sague

State of TENNESSEE
County of DAVIDSON

On this 18th day of April, 2014 , before me the undersigned authority, personally appeared Terry Tomerlin Sague , 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: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-24-2017

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 $150,000.00

Affiant

Sworn and subscribed before me this the 2 day of MAY, 2014

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

