G#26255-2 BOX #14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Leslie M. Hanson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/13/17
(AFFIX SEAL)

JOHN T. COCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R-VRES-14-403

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leslie M. Hanson	SWBC Mortgage Corporation	
(NAME)	(NAME)	**142-5-A-78.00 CO**
403 Plantation Court	9311 San Pedro Avenue, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SARAH NORTON RASRAS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LESLIE M. HANSON, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING Unit No. L-2, together with the Carport designated No. L-2-C, in River Plantation, Section 2, Condominiums, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section 2, Condominium Apartments, recorded in Book 4460, Pages 136 &137, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4661, Page 334, and amended and restated in Instrument No. 20120828-0077603, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section 2, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 4661, Page 334, and amended and restated in Instrument No. 20120828-0077603, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-laws of record in Book 4691, Page 906, corrected in Book 6436, Page 389, and further amended in Book 6354, Page 676, and amended and restated in Instrument No. 20120828-0077595 and Scrivener's Affidavit in Instrument No. 20121207-0113069, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Mohammed Rasras to Sarah Norton Rasras as recorded on the 18th day of January, 2005 in Instrument No. 20050118-0005676; Affidavit of Heirship as recorded on the 23rd day of August, 2002 in Instrument No. 20020823-0102316 and Warranty Deed from Clifford B. Lott and wife, Betty C. Lott to Bransford J. Norton and wife, Doris D. Norton as recorded on the 4th day of February, 1983 in Deed Book 6002, Page 571, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat as recorded in Plat Book 4460, Page(s) 136 and 137, said Register's Office.
- Charter of Homeowners Association recorded at Instrument Nos. 20100408-0026710 and 20110831-0067570, said Register's Office.
- Instruments of record in Book 4661, Page 334 , as amended by instrument(s) of record in Book 4691, Page 906, Book 6354, Page 676, Book 6436, Page 389 and Instrument Nos. 20120828-0077595 and 20120828-0077603, said Register's Office.
- Easement to Comcast, recorded in Instrument No. 20130517-0050159, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **403 Plantation Court, Nashville, Tennessee 37221**.

BILL GARRETT, Davidson County
Trans:T20140060652 DEEDWARR
Recvd: 08/18/14 09:37 2 pgs
Fees:13.00 Taxes:562.40

20140818-0074404

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF AUGUST, 2014.

Sarah Norton Rasras

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH NORTON RASRAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212