File Box 8

BILL GARRETT, Davidson County
Trans:T20140062917 DEEDWARR
Recvd: 08/25/14 14:19 2 pgs
Fees:13.00 Taxes:712.25
20140825-0077406

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

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

W & I Ref:(_____) Title No: 53731
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sandra Smith 922 Todd Preis Drive Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142050D016.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$192,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Crystal Rickenbaker, married, and Allison Rickenbaker, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Sandra Smith 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. C-404, together with the carport designated as No. C-404-C of River Plantation, Section 4, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Book 4860, Pages 17, 18 and 19, amended in Book 4860, Pages 107, 108 and 109, 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 Crystal Rickenbaker, a married woman, and Allison Rickenbaker, a married woman, joint tenants with right of survivorship, by Warranty Deed from Mary A. Marshall, an unmarried woman, dated December 29, 2008, recorded December 30, 2008 in Instrument No. 20081230-0123390, Register's Office for Davidson County, Tennessee.

Philip Rickenbaker, husband of Crystal Rickenbaker, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Subject property is not now, and never has been the principal residence nor the marital residence of grantor, Allison Rickenbaker.

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 4860, Pages 17, 18 and 19, amended in Book 4860, Pages 107, 108 and 109, said 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 4892, page 440, and By-laws of record in Book 4892, page 456, amended in Book 4956 page 756, and Instrument No. 20050128-0010626, 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: 922 Todd Preis Drive, 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 25th day of August, 2014.

Crystal Rickenbaker

Allison Rickenbaker

Philip Rickenbaker

State of TENNESSEE
County of DAVIDSON

On this 25th day of August, 2014 , before me the undersigned authority, personally appeared Crystal Rickenbaker, Allison Rickenbaker and Philip Rickenbaker, 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 01-24-2017

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 $192,500.00

Affiant

Sworn and subscribed before me this the 25th day of August, 2014

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public