BILL GARRETT, Davidson County
Trans:T20140068016 DEEDWARR
Recvd: 09/12/14 08:48 2 pgs
Fees:13.00 Taxes:451.03
20140912-0083572

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1177

WARRANTY DEED

THIS INDENTURE, made and entered into this 9/02/2014, by and between **Robert Chaffin, and Robert P Cain III,** parties of the first part, and **Darrell D Walker and Verdelle Walker, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, a part of the Plan of River Plantation, Section Two, Condominium Apartments, as of record in Book 4460, pages 136 and 137, Register's Office for said County, to part hereby described as being;

Unit No. J-7 on said plat, together with the carport designated No. J-7-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Two, Condominium.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **142050A05900C0**

☒ Improved property located at: **202 Plantation Court, Nashville, TN 37221**

☐ Unimproved

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Robert Chaffin

Robert P Cain III

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert Chaffin and Robert P Cain III** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 2nd day of September, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Darrell D Walker and Verdelle Walker**

and Address: **202 Plantation Court, Nashville, TN 37221**

Mail tax bills to:

Stonegate Mortgage Corp
9190 Priority Way West Drive Suite 300
Indianapolis, TN 46240

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$121,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 2nd day of September, 2014..

Notary Public

My Commission Expires: 9.2.14

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY