Davidson County DEEDWARR
Recvd: 09/16/14 13:34 3 pgs
Fees:18.00 Taxes:499.50
20140916-0084856

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Sarah E Johnson
Affiant

Subscribed and sworn to before me, this 12th DAY OF September, 2014.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

SR14-0830

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Johnson	Franklin Synergy Bank	
830 1st Avenue N	(NAME) 3301 Aspen Grove, Ste 200	
(ADDRESS) Nashville, TN 37201	(ADDRESS) Franklin, TN 37067	082-14A-061.00CO
(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, we JOYCE RAINWATER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH E. JOHNSON, UNMARRIED, 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:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 830 as specified on the Plat shown in the Master Deed on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominium for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and Second Amendment to the Master Deed of record under Instrument No. 20060518- 0058640, Register's Office for Davidson County, Tennessee, for a more particularly complete identification and description of said Unit.

Being the same property conveyed to Joyce Rainwater by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee partnership, of record in Instrument No. 20060824-0104195, Register's Office for Davidson County, Tennessee, dated August 22, 2006 and recorded on August 24, 2006.

Joyce Rainwater has never occupied the said property as her primary residence.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20090109-0002382, 20051216-0151344, Instrument No. 20061229-0161139, Book 7228, Page 400, Book 2303, Page 437, Book 2098, Page 166, Book 55, Page 468, Book 2199, Page 537, Book 11112, Page 881, Book 11233, Page 522, Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and Second Amendment to the Master Deed of record under Instrument No. 20060518- 0058640, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 830 1st Avenue N, Nashville, Tennessee 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 12th day of September, 2014.

Joyce Rainwater - Wm Larry Bryant by attorney in fact
Joyce Rainwater

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of September, before me personally appeared Larry Bryant to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joyce Rainwater and who acknowledged he/she/they executed the same as the free act and deed of the said Joyce Rainwater.

Witness my hand and official seal, this the 12th day of September 2014

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cassie Lowrorn, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lowrorn 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: 3/20/18

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY