WARRANTY DEED

BOX 50-B

RETURN TO:

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20140078648 DEEDWARR
Recvd: 10/20/14 09:49 2 pgs
Fees:13.00 Taxes:647.50
20141020-0096323

State of Tennessee)
County of Davidson)

G#26491-2

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2014.

Notary Public

My commission expires: 1-9-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark L. Strebe and Theresa S. Strebe	FRANKLIN SYNERGY PARK	**142010A06000CO**
8207 Sawyer Brown Road #J-4	732 COLUMBIA AVE	
Nashville, TN 37221	FRANKLIN TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rodger L. Sullivan and wife, Gwendolyn F. Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark L. Strebe and wife, Theresa S. Strebe

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. J-4, together with the carport designated J-4-C, of Section I, River Plantation Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed Establishing a Horizontal Property Regime of River Plantation (Section One), of record in Book 4562, Page 474, and Supplement and Amendment of record in Instrument No. 20051020-0126564 and amended in Instrument No. 20140219-0014288, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, 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 River Plantation Condominium Apartments, Section I, of record in Book 4460, Page 59, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Rodger L. Sullivan and wife, Gwendolyn F. Sullivan, by Warranty Deed dated August 31, 2005, from Sue Hamilton, unmarried, of record in Instrument No. 20050907-0107293, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Rodger L. Sullivan and wife, Gwendolyn F. Sullivan, pursuant to a Power of Attorney executed by them on the 16th day of July, 2014, of record in Instrument No. 20141020-0096322, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4460, Page 59, Register's Office for Davidson County, Tennessee;

2) Master Deed Establishing a Horizontal Property Regime of River Plantation (Section One), of record in Book 4562, Page 474, and supplement and amendment of record in Instrument No. 20051020-016564 and amended in Instrument No. 20140219-0014288, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto;

3) Charter of River Plantation Section One Condominiums Homeowners' Association, of record in Instrument No. 20050818-0098515, said Register's Office;

4) All matters shown on the Boundary Plat of record in Book 4460, Page 18, said Register's Office; and,

5) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **8207 Sawyer Brown Road, #J-4, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 **17th** day of **October, 2014.**

Rodger L. Sullivan by
Houston Howell, attorney-in-fact
Rodger L. Sullivan
By Houston Howell, Attorney-In-Fact

Gwendolyn F. Sullivan by
Houston Howell, attorney-in-fact
Gwendolyn F. Sullivan
By Houston Howell, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Houston Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Rodger L. Sullivan and wife, Gwendolyn F. Sullivan,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Rodger L. Sullivan and wife, Gwendolyn F. Sullivan,** for the purpose therein contained, by signing the name of **Rodger L. Sullivan and wife, Gwendolyn F. Sullivan,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **October, 2014.**

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 5, 2015