RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans: T20140084353 DEEDWARR
Recvd: 11/07/14 13:33 2 pgs
Fees: 13.00 Taxes: 616.42
20141107-0103157

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

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

W & I Ref: (DKM) Title No.: 56906
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jessica May 223 Plantation Court Nashville, TN 37221	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Rd, Ste. 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 142-05-A-45.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$166,600.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marcia June Rosen**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica May, an unmarried woman**, 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. G-5, together with the Carport designated G-5-C, of River Plantation, Section 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, Pages 136 and 137, 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 Marcia June Rosen by Warranty Deed from Patricia A. Scholfield, dated June 16, 1998, recorded June 23, 1998 in Book 10987, Page 580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, pages 136 and 137, 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 4661, page 334, amended in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, amended and restated in Instrument No. 20120828-0077595, corrected in Instrument No. 20121207-0113069 and Instrument No. 20120828-0077603, 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, assessment, liens and other matters; easement granted to Comcast of Nashville, of record in Instrument No. 20130517-0050159, said Register's Office.

This is improved property, known as 223 Plantation Court, 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 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 3rd day of November, 2014

Marcia June Rosen

Marcia June Rosen

State of Tennessee

County of Davidson

On this 3rd day of November, 2014 before me the undersigned authority, personally appeared Marcia June Rosen, 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.

Diane K. Mann

Notary

My Commission Expires: _____

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

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $166,600.00.

Melanie Hicks

Affiant

Sworn and subscribed before me this 3 day of November, 2014

Jenny Averhoff

Notary

My Commission Expires: 12-21-14

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY