BILL GARRETT, Davidson County
Trans:T20150020120 DEEDWARR
Recvd: 03/19/15 11:19 2 pgs
Fees:13.00 Taxes:444.00
20150319-0023743

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

B. [illegible]
Affiant

Subscribed and sworn to before me, this 18th day of March, 2015.

B Hodge
Notary Public

My commission expires: 10/2/17

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carol Renee Vaughn	**New Owner**	**Map\Parcel: 142-05-0B-105.00-CO**
8300 Sawyer Brown Road, S-302	8300 Sawyer Brown Rd	
Nashville, TN 37221	Nashville, TN 37221	

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

Margaret Jane Havron, unmarried

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

Carol Renee Vaughn, unmarried

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:

Unit No. S-302, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75 through 77, inclusive, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, of the Register's Office far Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Margaret Jane Havron by Warranty deed from Robert V. Smyth of record in Book 5241, page 97, Register's Office for Davidson County, Tennessee, dated January 03, 1978 and recorded on January 06, 1978.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Subject to all matters shown on the Plan of record in Plat Book 4675, Pages 75 through 77, inclusive, amended in Book 4675, Pages 102 through 105, inclusive and Book 4460, Page 200, Master Deed establishing a Horizontal Property Regime of River Plantation, Section Three of record in Book 4784, Page 464, Book 4784, Page 482 and Book 5785, Page 180, Grant of easement of record in Instrument Number 20121114-0104719.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **8300 Sawyer Brown Road, S-302, 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 hand this 18th day of March, 2015.

Margaret Jane Havron

Margaret Jane Havron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Margaret Jane Havron the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2015.

Notary Public

My Commission Expires: 10/2/17

BARBARA A. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **150051**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 104
BRENTWOOD, TN 37027