G#27047-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022810 DEEDWARR
Recvd: 03/30/15 10:18 2 pgs
Fees:13.00 Taxes:627.15
20150330-0026915

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$169,500.00.**

Lauren H. Houston
Affiant

Subscribed and sworn to before me, this the 26th day of March, 2015.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Lauren H. Houston	**BancorpSouth Bank**	**142050B08400CO**
8300 Sawyer Brown Road Apt P305	**P. O. Box 3356**	
Nashville, TN 37221	**Tupelo, MS 38803-3356**	

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

James H. Randalls, unmarried

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

Lauren H. Houston, an unmarried person

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

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. P-305, together with the carport designated P-305-C, of Section 3, 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 of River Plantation (Section Three), of record in Book 4784, Page 464, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4784, Page 482, said Register's Office, 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, Amended Section 3, of record in Book 4675, Page 105, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to James H. Randalls and wife, Martha W. Randalls, by Warranty Deed dated December 14, 1987, from Sidney A. Cox and wife, Carolyn Jean Cox, of record in Book 7380, Page 379, Register's Office for Davidson County, Tennessee. Said interest is now vested in James H. Randalls as surviving tenant by the entirety, the said Martha W. Randalls died April 2, 2009.

THIS instrument is being executed on behalf of James H. Randalls a/k/a James Harold Randalls, pursuant to a Durable Power of Attorney executed by him on the 31st day of July, 2012, recorded as the Exhibit "A" to an Affidavit Regarding Power of Attorney dated March 26, 2015, of record in Instrument No. 20150330-0026914, 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 4675, Page 105, Register's Office for Davidson County, Tennessee;

2) All the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws of River Plantation (Section Three), appended to the Master Deed, for the administration thereof, at Book 4784, Page 482, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Three), of record in Book 4784, Page 464, Register's Office for Davidson County, Tennessee;

3) Grant of Easement by and between Comcast of Nashville I LLC of record in Instrument No. 20121114-0104719, said Register's Office; and,

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

This is improved property, known as: **8300 Sawyer Brown Road Apt P305, 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 **26th** day of **March, 2015.**

James H. Randalls
By Shirley Randalls Forte
AIF

James H. Randalls By: Shirley Randalls Forte, 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 **Shirley Randalls Forte,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **James H. Randalls,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **James H. Randalls** for the purpose therein contained, by signing the name of **James H. Randalls** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **March, 2015.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY