WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Angela D Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2015.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow LLC - Midtown Nashville, 2500 21st Avenue South, Suite 102, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald E. Wilker	"New Owners"	142130C01500CO
(NAME)	(NAME)	
8600 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sterling Property, LLC, a Tennessee limited liablity company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald E. Wilker and wife, Carol Wilker, 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 located in Davidson County, Tennessee, being Unit No. 8600, in River Plantation, Section Ten, Phase II-A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plan of the Final Subdivision Plat of River Plantation, Section X, Phase IIA, of record in Plat Book 7900, Page 956, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 9669, Page 111, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-A, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et seq., as applied to Section Ten, Phase II-A, by annexation document in Book 9669, Page 111, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being a portion of the same property conveyed to Sterling Property, LLC, a Tennessee limited liability company by Quitclaim Deed from Daniel M. Vives and Suzanne S. Vives, of record in Instrument No. 20110121-0006110, Register's Office for Davidson County, Tennessee, dated January 19, 2011 and recorded on January 21, 2011, and also being the same property conveyed to Susan Sullivan Vives by Quitclaim Deed from Susan Sullivan Vives, Executrix for the Estate of William S. Sullivan, of record in Instrument No. 20010620-006532, Davidson County, Tennessee, recorded on June 20,2001.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 8600 Sawyer Brown Road, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20150028529 DEEDWARR
Recvd: 04/16/15 10:12 2 pgs
Fees:13.00 Taxes:762.20
20150416-0033597

Witness my hand this 14th day of April, 2015.

Sterling Property, LLC
By: Suzanne S. Vives
Suzanne S. Vives
Title: Chief Manager

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of said County and State, personally appeared Suzanne S. Vives, 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 Chief Manager of Sterling Property, LLC, the within named bargainor, a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Suzanne S. Vives as such officer.

Witness my hand, at office at Nashville, Tennessee, this 14th day of April, 2015.

Notary Public

My Commission Expires: _____

RAYMOND H. BURDSAL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES:
November 13, 2016