Davidson County DEEDWARR
Recvd: 05/01/15 10:40 3 pgs
Fees:18.00 Taxes:795.50
20150501-0039315

#32283

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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

W & I Ref: (DM) Title No.: 57390
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lorna Sanders 1305 General George Patton Road Nashville, TN 37221	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 142090E09100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hazel C. Warren**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lorna Sanders** 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 1305, together with the carport designated 1305-C, of River Plantation, Section Seven, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 705 and 706, amended in Book 6392, page 321, 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 Hazel C. Warren by Warranty Deed from John L. Bingham, Trustee of the John L. Bingham Living Trust dated August 7, 1992, as amended on February 1, 2006, and John L.. Bingham, an unmarried man, individually, dated February 27, 2009 and recoded on March 2, 2009, of record in Inst. No. 20090302-0018105,, Register's Office for Davidson County, Tennessee. Hazel C. Warren and Hazel Crawford Warren are one and the same person.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5200, pages 705 and 706, amended in Book 6392, page 321, said Register's Office; The Master Deed and Bylaws of record in Book 6226, page 9, and Book 6226, page 18, amended in Doc. No. 20141014-0095009, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Description Reference: Described from information contained in recorded condominium documents.

This is improved property, known as 1305 General George Patton Road, 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 30th day of April, 2015.

Hazel C Warren

Hazel C. Warren

State of Tennessee

County of Davidson

On this 30th day of April, 2015, before me the undersigned authority, personally appeared Hazel C. Warren, 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.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

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: $215,000.00.

Beth M. Brock

Affiant

Sworn and subscribed before me this 30th day of April, 2015.

Notary

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2018

True Copy Certification

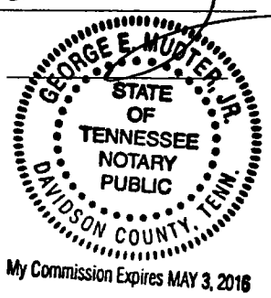
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016