Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150043938 DEEDWARR
Recvd: 06/04/15 12:41 2 pgs
Fees:13.00 Taxes:693.75
20150604-0052345

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $187,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2015.

Notary Public

My commission expires: 10-23-17

THOMAS L. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason Mazuk and Michael D. Mazuk	~~**New Owner**~~ Jason Mazuk	**Map\Parcel: 142-05-0A-128.00-CO**
620 Plantation Court	2778 W. Jackson St	
Nashville, TN 37221	Tupelo MS 38801-038	

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, I,

Lauren E. Cooper, an unmarried woman

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

Jason Mazuk and Michael D. Mazuk

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:

Land in Davidson County, Tennessee, being Unit No. V-4 together with carport designated as V-4-C on the Plan of River Plantation, Section Two, A Condominium, of record in Book 4460, Page (s) 136 and 137 and as established by a Master Deed of record in Book 4661, Page 334, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lauren E. Cooper, an unmarried woman, by Warranty deed from Johnston J.L.A. Shimer and wife, Teresa Kho Shimer of record in Instrument No. 20120306-0019373 Register's Office for Davidson County, Tennessee, dated February 27, 2012 and recorded on March 06, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; all matters shown on the Plan of record in Plat Book 4460, Pages 136 and 137 and Plat Book 4460, Page 80; Master Deed establishing a Horizontal Property Regime of River Plantation Condominium Apartments of record in Book 4661, Page 334, as amended in Instrument No. 20120828-0077603; By-Laws appended to Master Deed of record in Book 4661, Page 353, amended in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, amended in Instrument No. 20120828-0077595, as corrected in Instrument No. 20121207-0113069; Charter of River Plantation (Section Two), Inc. of record in Instrument Number 20100408-0026710, as amended in Instrument No. 20110831-0067570; Easement to Harpeth Valley Utilities District of record in Book 3770, Page 6; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130517-0050159; all RODC, TN; and any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof; rights of others in and to the common areas and/or elements.

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 620 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 that I am 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 I do further covenant and bind myself my 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 27th day of May, 2015.

Lauren E. Cooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Lauren E. Cooper, the within named Grantor, with whom I am personally acquainted (or who proved to me his/her/their 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 27th day of May, 2015.

Notary Public

My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 5015121
RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064