Davidson County DEEDWARR
Recvd: 07/07/15 09:16 4 pgs
Fees:23.00 Taxes:703.00
20150707-0065521

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32494-06-2015**	STATE OF FLORIDA COUNTY OF Brevard The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant, Executor Subscribed and sworn to before me this ~~6th~~ 2nd day of July, 2015. Notary Public My Commission Expires: May 21, 2017

AUSTIN GRAY
MY COMMISSION #FF020304
EXPIRES May 21, 2017
(407) 398-0153 FloridaNotaryService.com

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vaunez S. Brakebill 8300 Sawyer Brown Rd. Apt. G306 Nashville, TN 37221	New Owner	Map and Parcel No.: 142 05 0 B 042 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Graham Colyar Sugg, as Executor of the Estate of John Graham Sugg, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-450** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vaunez S. Brakebill,** UNMARRIED ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8300 Sawyer Brown Road, Apt. G306, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of July, 2015.

Executor

Graham Colyar Sugg, Executor of the
Estate of John Graham Sugg
Davidson County Probate Court
Docket No. 15P-450

STATE OF FLORIDA
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Graham Colyar Sugg, Executor of the Estate of John Graham Sugg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2015.

AUSTIN GRAY
MY COMMISSION #FF020304
EXPIRES May 21, 2017
(407) 398-0153 FloridaNotaryService.com

Notary Public
My Commission Expires: May 21, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit G-306, together with carport designated No. G-306-C, on the plan of Amended Section 3 River Plantation Condominium Apartments, of record in Plat Book 4675, pages 75 thru 77, amended in Plat Book 4675, pages 103 thru 105, and in Book 6231, page 156, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Three), a horizontal property regime established by Master Deed of record in Book 4784, page 464, and amended in Book 5785, page 180, and in Book 5840, page 663, said Register's Office.

Being the same property conveyed to John Graham Sugg, unmarried, by deed dated June 27, 1996, from Gina L. Kosser, unmarried, of record in Book 10106, page 130, Register's Office for Davidson County, Tennessee. John Graham Sugg having since died on February 16, 2015. By Will of John Graham Sugg of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-450, John Graham Sugg directed that all real property owned by him at the time of his death be administered as a part of his probate estate. Letters Testamentary were issued to Graham Colyar Sugg.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated between the parties hereto and assumed by Grantee. Map and Parcel No. 142 05 0 B 042 00 CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Three), of record in Book 4784, page 464, and amended in Book 5785, page 180, and in Book 5840, page 663, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4675, pages 75 thru 77, amended in Book 4675, pages 103 thru 105, and Book 6231, page 156, Register's Office for Davidson County, Tennessee.

True Copy Certification

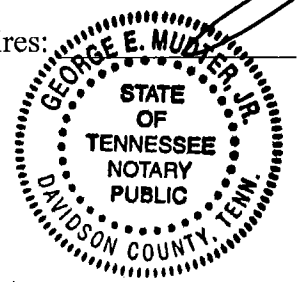
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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