(i)

Return To:
McCann & Hubbard
1804 Williamson Ct. Suite 201
Brentwood, TN 37027
615-377-3319

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $132,000.00 Affiant Subscribed and sworn to before me, this 28th day of September, 2015. Notary Public My commission expires:_____

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150084412 DEEDWARR
Recvd: 10/05/15 09:54 2 pgs
Fees:13.00 Taxes:488.40
20151005-0100906

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dwight Armour **Kathy Armour**	**New Owner**	**Map/Parcel: 142-05-0-B-112.00CO**
8300 Sawyer Brown Road H307		
Nashville, TN 37221		

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, WE,

Karla K. Harrison, unmarried

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

Dwight Armour and Kathy Armour, husband and wife

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 a part of the Plan of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, Pages 75, 76 and 77, amended in Book 4675, Pages 102, 103, 104 and 105, and amended in Book 6231, Page 156,Register's Office for Davidson County, Tennessee, the part hereby described being: Unit No. H-307 on the said plan together with the Carport designated No. G-307-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Three Condominiums.

Being the same property conveyed to Karla K. Harrison, unmarried, by Warranty Deed, from Helen K. Priesmeyer, unmarried, dated September 20, 2001, of record in Instrument No. 20011003-0107579, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4675, Page 75, Book 4675, Page 76, Book 4675, Page 77, Book 4675, Page 102, Book 4675, Page 103, Book 4675, Page 104 and Book 6231, Page 156, Register's Office for DAVIDSON County, Tennessee.
TVA Easement of record in Book 2277, Page 619, Book 2274, Page 547 and Book 3028, Page 605, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of record in Instrument No. 20121114-0104719, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 4784, Page 464 and amended in Book 5840, Page 663, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 4784, Page 482, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
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 8300 Sawyer Brown Road H307, 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 28th day of September, 2015.

Karla K Harrison

Karla K. Harrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Karla K. Harrison, unmarried, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2015.



Notary Public

My Commission Expires:

File #: **150505JM**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027