BILL GARRETT, Davidson County
Trans:T20160025131 DEEDWARR
Recvd: 03/29/16 10:17 3 pgs
Fees:18.00 Taxes:814.00
20160329-0029372

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 42262

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY THOUSAND AND 00/100 ($220,000.00) DOLLARS, cash in hand paid by MICHAEL CONROY and WANETTA CONROY, husband and wife, receipt of which is hereby acknowledged, I, HELEN CECILIA TOMASULO, a single woman, have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL CONROY and WANETTA CONROY, husband and wife, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Two, Condominium Apartments, of record in Book 4460, Pages 136-137, in the Register's Office of Davidson County, Tennessee, the part hereby conveyed being Unit No. P-8, together with the carport designated No. P-8-C, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section Two Condominiums.

Being the same property conveyed to Helen Cecilia Tomasulo, a single woman by deed from Ann B. Treadway, dated February 26, 2010 and of record in Instrument No. 20100312-0019163, in the Register's Office of Dickson County, Tennessee.

This conveyance is subject to the right-of-way of Plantation Court.

This conveyance is subject to all matters shown on Plat of record in Book 4460, Pages 136-137, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Public Utility Easement as shown on Plat Book 4460, Page 137, as may apply, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the By Laws of River Plantation of record in Book 4661, Page 353, in the Register's Office of Davidson County, Tennessee, said By Laws Amended by Scriveners Affidavit of record in Instrument No. 20121207-0113069, also in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the Amended and Restated By-Laws of River Plantation, Section Two Condominiums Homeowner's Association, Inc., of record in Instrument No. 20121207-0113069, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Two, of record in Book 4661, Page 334, and as Amended and Restated in Instrument No. 20120828-0077603, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MICHAEL CONROY and WANETTA CONROY, husband and wife, their heirs and assigns, forever. And I do covenant with the said MICHAEL CONROY and WANETTA CONROY, husband and wife, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said MICHAEL CONROY and WANETTA CONROY, husband and wife, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 24th day of March, 2016.

Helen Cecilia Tomasulo
HELEN CECILIA TOMASULO

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, HELEN CECILIA TOMASULO, a single woman, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 24th day of March, 2016.

Karen S. Rainey
NOTARY PUBLIC

My Commission Expires: 1/6/19

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 01-06-2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 24th day of March, 2016.

NOTARY PUBLIC

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020

My Commission Expires: _____

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ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. MICHAEL CONROY
1481 Dusty Trail Rd.
Gilbertsville, KY 42044

Parcel ID No. 142 05 0A 094.00