WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160040051 DEEDWARR
Recvd: 05/13/16 09:55 2 pgs
Fees: 13.00 Taxes: 851.00

20160513-0047789

J-FSBO-16-9241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kimberly J Mullin and Gregory Boss	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	**142-13-0C-174-00-CO**
9241 Sawyer Brown Rd	**2701 Wells Fargo Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2410	**Minneapolis, MN 55467**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SONYA M. HALL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY J MULLIN, UNMARRIED, AND GREGORY BOSS, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 9241,of River Plantation, Section XI, Phase 5, a Condominium, a Horizontal Property Regime, created under title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for River Plantation Condominiums, Section Eleven, Phase One, of record in Book 10628, Page 661, an annexation of Phase 5, of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 20010131-0009315, including without limitation the By-Laws appended thereto, of record in Book 10628, Page 677, said Register's Office, together with the undivided percentage interest in the Common Elements Appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominiums, of record in said Register's Office, as Instrument Nos. 20000918-0092190 and 20000918-0092191, for a more complete identification and description of such Unit.

Being the same property conveyed to Sonya Hall and husband, Richard N. Hall by Quitclaim deed from Sonya Hall, married of record in Instrument No. 20060614-0070661 Register's Office for Davidson County, Tennessee, dated April 24, 2006 and recorded on June 14, 2006. The said Richard N. Hall having since died on June 16, 2011.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Instrument Number 20000918-0092190, Register's Office for Davidson County, Tennessee.
- Phase Boundary Plat of record in Instrument Number 20000918-0092191, Register's Office for Davidson County, Tennessee.
- Master Deed and By-Laws establishing a Horizontal Property Regime of River Plantation of record in Book 10628, Page 661, Instrument No. 20010131-0009315, and By-Laws Book 10628, Page 677, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20100603-0043069, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9241 Sawyer Brown Rd , Nashville, Tennessee 37221-2410**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF MAY, 2016.

Sonya M. Hall by Alan Hall, Attorney-in-Fact

Sonya M. Hall by Alan Hall, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SONYA M. HALL, and who acknowledged he/she/they executed the same as the free act and deed of the said SONYA M. HALL.

Witness my hand and official seal, this the 11th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212