Warranty Deed

PAMELA A. EMLER Notary Public-Notary Seal State of Kansas	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $131,000.00. Affiant Subscribed and sworn to before me, this the 11th day of May, 2016. Notary Public My commission expires: 3-19-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Melissa Dean and Donald Dean and Linda Cooper	Renasant Bank	
1632 Glenridge Dr	2001 Park Place North, Ste 150	142-05-0B-016.00-CO
Nashville, TN 37221	Birmingham, AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BETTY JANE ALONGE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA DEAN AND DONALD DEAN, WIFE AND HUSBAND AND LINDA COOPER, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Unit C-304, together with the Carport designed C-304-C, in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville Davidson County, Tennessee, as shown on the plat of River Plantation Section Three, Condominium Apartments, recorded in Plat Book 4675, pages 75 through 77, inclusive, Register' s office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Betty Jane Alonge by Quitclaim deed from George Alonge of record in Book 5562, page 241, Register's Office for Davidson County, Tennessee, dated January 15, 1979 and recorded on February 01, 1980.

BILL GARRETT, Davidson County
Trans:T20160040328 DEEDWARR
Recvd: 05/13/16 15:39 2 pgs
Fees:13.00 Taxes:484.70
20160513-0048133

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 8300 Sawyer Brown Rd C304, Nashville, TN 37221-7608.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of May, 2016.

Betty Jane Alonge

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Betty Jane Alonge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

PAMELA A. EMLER
Notary Public-Notary Seal
State of Kansas
Exp: 3-19-2019