Box 8

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $216,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of June 2016.

Notary Public
My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

BILL GARRETT, Davidson County
Trans:T20160047611 DEEDWARR
Recvd: 06/06/16 14:15 2 pgs
Fees:13.00 Taxes:799.20
20160606-0056915

Address of New Owner:	Send Tax Bills to:	Tax Information
Bonnie Webb		142 05 0B 017.00
8300 Sawyer Brown Rd. Unit D301	NEW OWNER	
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mary Claire Bradshaw, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Bonnie Webb hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. D-301 together with the carport designated No. D-301-C in River Plantation Section Three a Condominium a Horizontal Property Regime located in Sawyer Brown Road Nashville Davidson County Tennessee as shown on the plan of River Plantation Section Three Condominium Apartments recorded in Book 4675 Page 75, 76 and 77 and as amended in Book 4675 Page 103. 104. 105 Register's Office for Davidson County, Tennessee and described in a Master Deed of record in Book 4784 Page 464 and as amended in Book 5785 Page 180 and in Book 5840 page 663 Register's Office for Davidson County, Tennessee in which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property apartments co-owners and tenants of River Plantation Section Three Condominium Apartment contained in the Master Deed and the By-Laws appended thereto recorded in Book 4784 Page 482 and as amended in Book 5785 Page 180 and Book 5840 Page 663 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 Mary Claire Bradshaw* by deed from Lola H. McElhiney** of record in Instrument No. 20080320-0028267 Register's Office for Davidson County, Tennessee dated ~~3/20/2008~~ March 19, 2008.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of River Plantation Section Three Condominium Apartments recorded in Book 4675 Page 75, 76 and 77 and as

* Unmarried
** Unmarried

amended in Book 4675 Page 103. 104. 105 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 4784 Page 464 and as amended in Book 5785 Page 180 and in Book 5840 page 663, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of River Plantation Condominiums

This property is improved property known as 8300 Sawyer Brown Rd. Unit D301, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of June, 2016.

Mary Claire Bradshaw

Mary Claire Bradshaw

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Claire Bradshaw, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of June, 2016.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19
FILE NO: 09505