File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065476 DEEDWARR
Recvd: 07/29/16 14:32 2 pgs
Fees:13.00 Taxes:850.63
20160729-0078510

G-P-16-8300-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Francesca Maria Brogden	**FARMINGTON MORTGAGE**	
(NAME) **8300 Sawyer Brown Road Apt K306**	(NAME) **2002 RICHARD JONES ROAD SUITE 300A**	**142-05-0B-061.00-CO**
(ADDRESS) **Nashville, TN 37221-7649**	(ADDRESS) **NASHVILLE, TN 37215**	
(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, **KIMBERLY M. THOMPSON AND SPOUSE BETH A. THOMPSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANCESCA MARIA BROGDEN, A SINGLE PERSON,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. K-306 of Section 3, River Plantation, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27- 101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation of record in Book 4784, Page 464, and Plat record in Book 4675, Pages 75 through 77, inclusive, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Kimberly M. Thompson and Beth A. Thompson, married to each other, tenants in common with right of survivorship by Warranty deed from Kebreab Ghebreselasie and wife Emnet Abraham of record in Instrument No. 20160308-0022262 Register's Office for Davidson County, Tennessee, dated March 07, 2016 and recorded on March 08, 2016.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page (s) 75 through 77, inclusive, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Three of record in Book 4784, Page 464 and Book 5840, page 663, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4784, Page 482, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20121114-0104719, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8300 Sawyer Brown Road Apt K306, Nashville, Tennessee 37221-7649**.

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 28th DAY OF JULY, 2016.

Kimberly M. Thompson

Beth A. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of July, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

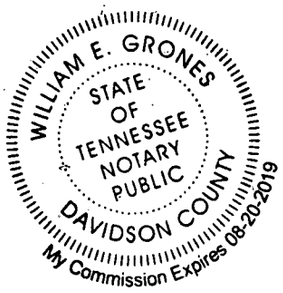


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of July, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
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Nashville, TN 37212