RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160081350 DEEDWARR
Recvd: 09/16/16 10:53 2 pgs
Fees:13.00 Taxes:795.50
20160916-0097555

BOX 10-A

W & I Ref: (DM) Title No.: 58584
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John G. Ratcliffe and Susan K. Ratcliffe Thomas Rhodes and Kimberly Ratcliffe 507 Plantation Court Nashville, TN 37221	John G. Ratcliffe 6817 Alto Vista Drive Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 142050A10400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wayne M. Kolopajlo, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John G. Ratcliffe and Susan K. Ratcliffe, husband and wife, as to a one-half interest, and Thomas Rhodes and Kimberly Ratcliffe, husband and wife, as to a one-half interest, the half interests, as they relate to one another, to be held as Tenants in Common with Rights of Survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson county, Tennessee, being Unit No. R-4, together with the Carport designated R4-C of River Plantation Condominium Apartments, Section 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, pages 136 and 137, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Wayne M. Kolopajlo, an unmarried man by Warranty Deed from Joseph M. Yackow and Cynthia L. Yackow, husband and wife, dated May 28, 2013 and recorded on May 31, 2013 of record in Instrument No. 20130531-0055262, Register's Office for Davidson County, Tennessee.

Sandra Kolopajlo, spouse of Wayne M. Kolopajlo, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, pages 136 and 137, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement for Comcast of Nashville I, LLC, of record in Instrument No. 20130517-0050159, said Register's Office. The provisions of the condominium Master Deed of record in Book 4661, page 334, Book 4691, page 906, Book 6354, page 676, corrected in, Book 6436, page 389, Instrument No. 20120828-0077595, Instrument No. 20120828-0077603, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 507 Plantation Court, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 2016.

Wayne M. Kolopajlo

Sandra E Kolopajlo

State of Tennessee

County of Davidson

On this 15th day of September, 2016, before me the undersigned authority, personally appeared Wayne M. Kolopajlo and Sandra Kolopajlo, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Sworn and subscribed before me this 15th day of September, 2016.

Notary

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018