Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16090017

EMILY MARGARET CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3 DAY OF October, 2016.

NOTARY PUBLIC

My Commission expires: 5.5.2020

Address of New Owner
Shannon Carr and
Christian LeFeve
940 General George Patton Road
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-09-0C-940.00

BILL GARRETT, Davidson County
Trans:T20160087173 DEEDWARR
Recvd: 10/04/16 11:47 2 pgs
Fees:13.00 Taxes:865.80
20161004-0104516

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Monica T. Pearson, an unmarried woman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Shannon Carr and Christian LeFeve, as joint tenants with rights of survivorship,** hereinafter called the **Grantee(s)**, his/her/their 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. 940, together with the Carport designated as 940 C of River Plantation, Section Five, Phase One, Lot Two, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 135, and amended in Book 5200, Page 257, Register's Office for said County, to which 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 Monica T. Pearson, an unmarried woman, by Warranty Deed from Gina Ralston Henley and husband, Charles Henley, dated 08/31/04 and recorded on 09/03/04 in Instrument No. 20040903-0106990, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
940 General George Patton Road, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 5200, page 135, as amended in Plat Book 5200, page 257, said Register's Office.
3. Master Deed of record in Book 5410, page 248, said Register's Office.
4. TVA Easement as set out in the Clerk and Master Deed of record in Book 2274, page 547, said Register's Office.
5. Easement granted unto Harpeth Valley Utility District of record in book 3770, page 6, said Register's Office.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind

myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Monica T. Pearson** has/have caused this instrument to be executed, this the 30 day of Sept, 2016.

Monica Pearson

Monica T. Pearson

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Monica T. Pearson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 30 day of Sept, 2016

My commission Expires: 8/25/18

NOTARY PUBLIC

