THIS INSTRUMENT WAS PREPARED BY
and RETURN TO:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170027710 DEEDWARR
Recvd: 04/03/17 10:36 2 pgs
Fees:13.00 Taxes:884.30
20170403-0032064

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deanna Lawley	New Owner	MAP 142-09-0D
960 General George Patton Road		PARCEL -006.00
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Monica Ribeiro, Executrix of the Estate of Lenor De Sa Ribeiro**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deanna Lawley, unmarried**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 960, together with the Carport designated No. 960-C, in River Plantation, Section Six, Phase One, a Condominium; a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Plat Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, described and established in a Master Deed recorded in Book 5794, page 526, as amended in Instrument No. 20050504-0050172, Instrument No. 20060512-0056329 and Instrument No. 20080423-0041324, 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 apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed, By-Laws and Rules and Regulations appended thereto, recorded in Book 5794, page 526, as amended in Instrument No. 20050504-0050172, Instrument No. 20060512-0056329 and Instrument No. 20080423-0041324 and Instrument No. 20100415-0028541, 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; 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 Lenor De Sa Ribeiro and wife, Maria Ribeiro by Warranty deed from Haury & Smith Contractors, Inc. of record in Book 5894, page 804, Register's Office for Davidson County, Tennessee, dated June 3, 1982 and recorded on June 7, 1982.

The said Maria Ribeiro died on or about June 13, 2005, leaving Lenor De Sa Ribeiro as tenant by the entirety. The said Lenor De Sa Ribeiro died testate on November 27, 2015, his estate having been probated of record in Docket No. 16P-271, in the Probate Division of the Circuit Court for Davidson County, Tennessee. By Order Approving Contract for Sale of Real Property, dated March 10, 2017, recorded simultaneously herewith, the

Executrix, Monica Ribeiro, was authorized to make this conveyance on behalf of the said Estate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **960 General George Patton Road; 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 the 31st day of March, 2017.

Estate of Lenor De Sa Ribeiro

BY: Monica Ribeiro, Executrix
Monica Ribeiro, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Monica Ribeiro, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the **Estate of Lenor De Sa Ribeiro**, and is authorized by the Court and the Estate to execute this instrument on behalf of the Estate.

Witness my hand and seal this the 31st day of March, 2017.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN