17-CD-245

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P17-8522-PILK

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER, IS GREATER, FOR THIS TRANSFER IS $ 265,000.00.

Annika Thuma
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2017.

Hannah Cutshall
Notary Public

MY COMMISSION EXPIRES: My Commission Expires February 23, 2021

(AFFIX SEAL)

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

BILL GARRETT, Davidson County
Trans: T20170056848 DEEDWARR
Recvd: 07/03/17 14:45 2 pgs
Fees: 13.00 Taxes: 980.50
20170703-0066945

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber Roberts	Farmington Mortgage DV of Capstar	MAP
902 General George Patton Road	2002 Richard Jones Road Suite 300A	PARCEL 142-09-0C-902.00-CO
Nashville, TN 37221	Nashville TN 37215	
(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, WE, **Mary S. Tarsha**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber Roberts , an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 902, together with Carport 902C on the plan of Phase One, Lot Two, Section Five, River Plantation Condominium Apartments, of record in Plat Book 5200, page 135, as amended in Plat Book 5200, page 257, Register's Office for said County, to which Plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section Five, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 5410, page 248, said Register's Office.

Being the same property conveyed to Michael Shipman, a single man and Donald Arkovitz and Martha Shipman Arkovitz, husband and wife by Warranty deed from Diane Richardson, unmarried of record in Instrument No. 20081229-0122797 Register's Office for Davidson County, Tennessee, dated December 22, 2008 and recorded on December 29, 2008. (Value of consideration shown in aforementioned deed $159,000.00.)

Being the same property conveyed to Mary S. Tarsha by Warranty deed from Michael Shipman, married and Donald Arkovitz and Martha Shipman Arkovitz, husband and wife of record in Instrument No. 20150609-0053960 Register's Office for Davidson County, Tennessee, dated June 08, 2015 and recorded on June 09, 2015. (Value of consideration shown in aforementioned deed $213,900.00.) Being also known as 902 General George Patton Road Nashville, Tennessee 37221.

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 () UNIMPROVED

(X) IMPROVED property known as **902 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 _____ hand( ) this the 30th day of June, 2017.

Mary S. Tarsha

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 S. Tarsha** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2017.

My Commission expires: 1/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY