WARRANTY DEED

Bill Garrett
Batch# 27410
11/17/2017 12:48:30 PM
Fees: $13.00 Taxes: $795.13

Davidson County
DEEDWARR
2 pgs

20171117-0118382

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Karisa N. Calvitti	Franklin Am. Mtg	142 01 0A 028.00
(NAME)	(NAME)	
8207 Sawyer Brown Road, Unit E-2	6100 Tower Circle Ste 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fourteen Thousand Nine Hundred And No/100 Dollars ($214,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robin Moore, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karisa N. Calvitti, a single 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 E-2, together with the Carport designated E-2C, in River Plantation Section One, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One, Condominium Apartments recorded in Book 4460, Page 59, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record Book 4562, Page 474, as amended in Instrument Number 20051020-0126564 and Instrument Number 20140219-0014288, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Robin Moore, an unmarried woman by Warranty Deed from Donna K. Butler, an unmarried woman dated September 30, 2015 and recorded October 02, 2015 as Instrument No. 20151002-0100456, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 8207 Sawyer Brown Road, Unit E-2, 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, has 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 our hands this 15 day of November, 2017

Robin Moore

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robin Moore, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2017.

Notary Public

My Commission Expires: 7.17.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FND-177409SSO