30363-8 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 37984 DEEDWARR
12/18/2017 08:48:34 AM 2 pgs
Fees: $13.00 Taxes: $673.40

20171218-0128287

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $182,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2017.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew L. Rothschild	**New Owner**	**Map 142-05-0-B Parcel 038.00co**
8300 Sawyer Brown Road, G-302		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vanessa Wynn, a single person

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

Andrew L. Rothschild

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. G-302, together with the carport designated G-302-C, of Section 3, River Plantation Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of River Plantation (Section Three), of record in Book 4784, Page 464, amended in Book 5785, Page 180, and Book 5840, Page 663, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4784, Page 482, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominium Apartments, Amended Section 3, of record in Book 4675, Pages 75-77, amended in Book 4675, Pages 102-105, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Vanessa Wynn, a single person, by Deed dated May 21, 1996 from Mary Elizabeth Fuller Timmons Karl and husband, H. Robert Karl, of record in Book 10057, Page 930, Register's Office for Davidson County, Tennessee. The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 4675, Pages 75-77, amended in Book 4675, Pages 102-105, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Three), of record in Book 4784, Page 464, amended in Book 5785, Page 180 and Book 5840, Page 663, Register's Office for Davidson County, Tennessee. (3) By-Laws of River Plantation (Section Three), appended to the Master Deed, at Book 4784, Page 482, said Register's Office. (4) Grant of Easement by and between Comcast of Nashville I LLC of record in Instrument No. 20121114-0104719, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **8300 Sawyer Brown Road, G-302, 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 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/our hand(s) this 15th day of **December, 2017.**

Vanessa Wynn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Vanessa Wynn,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of **December, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21