Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX S

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

G-CLR-18-128

Bill Garrett Davidson County
Batch# 66429 DEEDWARR
03/08/2018 08:48:19 AM 2 pgs
Fees: $13.00 Taxes: $688.20
20180308-0021762

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Lavender	New Owner	
(NAME)	(NAME)	**142-5-A-20.00CO**
128 Plantation Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE L. DARBY, A SINGLE PERSON AND EUGENIA LOUISE LAURENT, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH LAVENDER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. D-2, together with Carport No. D-2-C, on the Plan of Section 2, River Plantation Condominium of record in Plat Book 4460, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section 2, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 4661, Page 334, Book 4691, Page 906, Book 6354, Page 676, Book 6436, Page 389, Instrument No. 20120828-0077603 and Instrument No. 20120828-0077595, corrected in Instrument No. 20121207-0113069, said Register's Office.

Being the same property conveyed to Linda Laurent Darby and Eugenia L. Laurent by Warranty Deed from C. J. Gideon, Jr. and Bonnie J. Gideon, recorded May 18, 1987 in Book 7239, Page 608 and further being the same property conveyed to Linda L. Darby by Quitclaim Deed from Eugenia Louse Laurent, recorded May 29, 2012 in Instrument No. 20120529-0046367, Register's Office for Davidson County, Tennessee. The said Linda L. Darby having since died testate on September 11, 2016, and whose Probate Estate was administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 16P-1900; and said property having vested in Anne L. Darby. See also Last Will and Testament of Linda L. Darby recorded in Instrument No. 20170410-0034882, Register's Office for Davidson County, Tennessee. By Quitclaim Deed recorded September 16, 2016 in Instrument No. 20160916-0097648, Anne L. Darby conveyed one half (1/2) of any interest in the subject property to Euguenia L. Laurent and by Quitclaim Deed recorded April 10, 2017 in Instrument No. 20170410-0034883 from Anne L. Darby and Eugenia Louise Laurent, by and through Trustee, Lynn Newcomb, said property was conveyed to Anne L. Darby and Eugenia Louise Laurent, as tenants in common with right of survivorship, in the Register's Office for Davidson County, Tennessee.

Linda Laurent Darby is also known as Linda L. Darby. Both Linda Laurent Darby and Linda L. Darby are one and the same person. Eugenia L. Laruent is also known as Eugenia Louise Laurent. Both

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 4460, Page 80, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed and By Laws of record in Book 4661, Page 334; Book 4661, Page 353; Book 4691, Page 906; Book 6354, Page 676 and Book 6346, Page 389 and amended and Restated Master Deed of record in Instrument No. 20120828-0077603, amended in Instrument No. 20120828-0077595 and corrected in Instrument No. 20121207-0113069, Register's Office for Davidson County, Tennessee.

- Charter of Incorporation of River Plantation Section Two, Inc of record in Instrument No. 20100408-0026710 and Instrument No. 20110831-0067570, in the Register's Office for DavidsonCounty, Tennessee.
- Easement to Comcast of record in Instrument No. 20130517-0050159, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **128 Plantation Court, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th DAY OF MARCH, 2018.

Anne L. Darby

Eugenia Louise Laurent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE L. DARBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENIA LOUISE LAURENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
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