Bill Garrett Davidson County
Batch# 84906 DEEDWARR
04/26/2018 12:14:30 PM 2 pgs
Fees: $13.00 Taxes: $832.21
20180426-0039431

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $224,922.00.

Affiant

Subscribed and sworn before me this the 24th day of April, 2018.

Notary Public
My commission expires:

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Debra A. Hrabe<br>8300 Sawyer Brown Road, B303<br>Nashville, TN 37221 | SWBC Mortgage Corp<br>9311 San Pedro #100<br>San Antonio TX 78216 | 142-05-0B 011.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KEITH URSERY AND WIFE, CRYSTAL URSERY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEBRA A. HRABE, A MARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, To-Wit:

Unit No. B-303, together with the Carport designated No. B-303-C, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keith Ursery and wife, Crystal Ursery, by deed from David Michael Armstrong, Unmarried, dated 10/25/2013, Instrument No. 20131030-0112688, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8300 Sawyer Brown Road, B303, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 24th day of April, 2018.

Keith Ursery

Crystal Ursery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Keith Ursery and Crystal Ursery, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2018.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**True Copy Certification**

I, Penny U. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY