Karen Y Johnson Davidson County
Batch# 146361 DEEDWARR
09/28/2018 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20180928-0096240

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$225.000.00.**

Affiant Jamie Lilley

Subscribed and sworn to before me this 27th day of September 2018

Notary Public Emily Jones

My Commission expires: 5/31/22

(Affix Seal)

EMILY JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gloria R. Richard	Security National Mortgage Company	142-05-0-B-079.00CO
8300 Sawyer Brown Road, N304	5300 South 360 West, Suite 150	
Nashville, TN 37221	Murray, UT 84123	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Elaine Forrester, unmarried and Anna Lee Forrester, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gloria R. Richard, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of the plan of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, pages 75, 76 and 77, as amended in Book 4675, pages 102-105, Register's Office for said County, the part hereby described being:

Unit No.-304 on said Plan together with the Carport designated No. N-304-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Three Condominium.

Being the same property conveyed to Elaine Forrester and Anna Lee Forrester, as joint tenants with right of survivorship, from Thomas H. Ware and Charles D. Ware, by deed on May 31, 2011, of record in Instrument Number 20110602-0042203, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4675, page 75-77, as amended in Book 4675, page 102-105, Register's Office Davidson County, Tennessee.
- By-Laws and Rules & Regulations of record in Book 4784, page 464, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8300 Sawyer Brown Road, N304, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 27, 2018.

Elaine Forrester

Anna Lee Forrester by
Elaine B Forrester Attorney in Fact

Anna Lee Forrester
By Elaine Forrester, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elaine Forrester** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 27, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Elaine Forrester with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Anna Lee Forrester, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Anna Lee Forrester, the bargainor(s), by the said Elaine Forrester as Attorney-in-Fact.

WITNESS my hand and seal, this 27th day of September, 2018.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY