Karen Johnson Davidson County
Batch# 213072 DEEDWARR
04/02/2019 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190402-0029940

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 3667601

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronnie Shuster	New Owner	142-13-0-C-019.00-CO
(NAME) 8603 Sawyer Brown Rd # 8603	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jessica C. Mangrum, Trustee of the Twins Trust dated 19th day of March 2010,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronnie Shuster, 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 No. 8603, together with the carport designated No. 8603-C, in River Plantation, Section Ten, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennesee, as shown on the Plat of River Plantation, Section Ten, Phase II-D, Condominium Apartments, recorded in Plat Book 9700, Page 203 and Page 204, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10136, Page 708, Amendments of record in Instrument No. 20081203-0117316 and in Instrument No. 20081203-0117317, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harvell H. Campbell, Jr. and wife, Bonny S. Campbell by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee corporation dated 09/30/1997, recorded 10/03/1997, of record in Book 10632, Page 727, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica C. Mangrum, Trustee of The Twins Trust dated 19th day of March 2010, by Warranty Deed from Harvell H. Campbell, Jr. and wife, Bonny S. Campbell, dated 08/23/2017, recorded 08/24/2017, of record in Instrument No. 20170824-0086958, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8603 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Plat Book 9700, page 203 and Plat Book 9700, page 204; Quitclaim Deed to Homeowners Association for common area of record in Instrument No. 20090825-0079851; The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, of record in Book 9394, page 598; Book 9669, page 111; Book 9780, page 284; Book 10024, page 409; Book 10136, page 708; Book 10417, page 348 and Instrument No. 20081203-0117317; By-Laws of record in Book 9394, page 598 and Instrument No. 20081203-0117316; all of record in the Register's Office for County, Tennessee.

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, 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 hands this 28th day of March, 2019.

Jessica C. Mangrum, Trustee

Jessica C. Mangrum,
Trustee of The Twins Trust dated 19th day of March 2010

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Jessica C. Mangrum, Trustee of The Twins Trust dated 19th day of March 2010,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of The Twins Trust dated 19th day of March 2010 and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and official at Franklin, Tennessee, seal this 28th day of March, 2019.

Polly E Lavit

Notary Public
My Commission Expires: _____

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

File No.: 29011

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

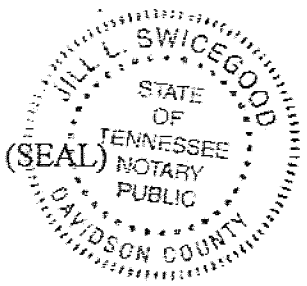
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900