Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 214787 DEEDWARR
04/08/2019 09:15:41 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20190408-0031492

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$239,900.00**

Affiant

Subscribed and sworn to before me, this the 4th day of April, 2019.

Notary Public

My commission expires: 9.30.19

(AFFIX SEAL)

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joan Hall Bomar	**New Owner**	**142-05-0B-012.00-CO**
8300 Sawyer Brown Road, Unit B-304		
Nashville, TN 37221		

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

Judy C. Gouldener, unmarried

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

Joan Hall Bomar, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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. B-304, together with the carport designated No. B-304-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, Sections Three, Condominium Apartments, as of record in Book 4675, pages 75, 76 and 77 and amended in Book 4675, pages 103, 104 and 105, Register's Office for said County, and described in a Master Deed recorded in Book 4784, page 464, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPH EDWARD GOULDENER AND WIFE, JUDY C. GOULDENER, by deed from ETHEL IRENE WEST AND PEGGY W. BOW, BOTH UNMARRIED, of record in Book 11556, Page 953, dated June 30, 1999, said Register's Office. JOSEPH EDWARD GOULDENER having since died, leaving JUDY C. GOULDENER as surviving tenant by the entirety.

And being the same property conveyed to MICHAEL S. SPROUSE, JASON M. SPROUSE AND JUDY C. GOULDENER, AS TO A LIFE ESTATE, by quitclaim deed from JUDY C. GOULDENER, of record in Instrument No. 20180323-0027390, dated March 14, 2018, said Register's Office; and further conveyed to Judy C. Gouldener, by quitclaim deed from Michael S. Sprouse and Jason M. Sprouse, of record in Instrument Number 20190328-0027936, said Register's Office, as corrected by Scrivener's Affidavit, dated April 2, 2019, of record in Instrument Number 20190405-0030982, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, AND EASEMENTS OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **8300 Sawyer Brown Road, Unit B-304, 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 and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 4th day of April, 2019.

Judy C. Gouldener

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Judy C. Gouldener**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **4th** day of **April, 2019.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY