283,000

WARRANTY DEED

Karen Johnson Davidson County
Batch# 280382 DEEDWARR
09/04/2019 09:08:44 AM 2 pgs
Fees: $13.00 Taxes: $1,047.10

20190904-0088958

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Margaret A. Franklin	NEW OWNER	142 09 0D 211.00
(NAME)	(NAME)	
8561 Sawyer Brown Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Suzanne D. Ripski, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Margaret A. Franklin, a single person, as sole ownership,** 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. 8561 together with carport designated No. 8561-C on the Plan of River Plantation, Section Ten, Phase II-C, a Condominium of record in Plat Book 9700, Pages 143 and 144, Revised in Book 9700, Pages 186 and 187, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements River Plantation, Section Ten, Phase II-C, Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 9394, Page 598, amended in Book 10024, Page 409 and Instrument No. 20081203-0117317, said Register's Office.

Being the same property conveyed to Suzanne D. Ripski by Warranty Deed from The Estate of Irene S. Thacker dated June 1, 2012 and recorded June 7, 2012 as Instrument No. 20120607-0049762, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8561 Sawyer Brown Rd., Nashville, TN 37221

File Number: GRN-1907590SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GBHHS-19-8561

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 our hands this 30 day of August, 2019

Suzanne D. Ripski by Julie R. Burton, as Attorney in fact

Suzanne D. Ripski by Julie R. Burton, as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Julie R. Burton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the said Suzanne D. Ripski, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Suzanne D. Ripski, for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2019.

Notary Public

My Commission Expires

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

File Number: GRN-1907590SSO