Karen Johnson Davidson County
Batch# 300902 DEEDWARR
10/15/2019 11:52:30 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20191015-0105495

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patricia H. Hannah	~~Patricia H. Hannah~~	142 13 0C 116.00
(NAME) 153 Tipton Pass ~~8645 Sawyer Brown Road~~	(NAME) New Owner	
(ADDRESS) Spring Hill, TN 37174 ~~Nashville, TN 37221~~	(ADDRESS)	
(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, **Kathy S. Ingham, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Patricia H. Hannah, a single woman**, 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:

Being a certain Condominium Apartment tin Davidson County, Tennessee, being Unit No. 8645, together with Carport No. C-8645, of River Plantation Condominiums, Section XI, Phase 3, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation Condominiums, of record in Book 10628, Page 661, as annexed in Book 11332, Page 184, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10628, Page 677, as annexed in Book 11332, Page 184, said Register's Office together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominiums, of record in Book 9700, Page 836, said Register's office for a more complete identification and description of such Unit.

Being the same property conveyed to Kathy S. Ingham, unmarried by Warranty Deed from J.W. McLemore and wife, Dorothy J. McLemore, dated June 6, 2008 and recorded June 11, 2008, as Instrument Number 200806110060150, 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.

File Number: FRN-1910344FC

This is improved property, known as 8645 Sawyer Brown Road, 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 Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 14th day of October, 2019.

Kathy S. Ingham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathy S. Ingham, with whom I am personally acquainted or proved to me on the basis of staisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of October, 2019.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 7/22/2023

Notary Seal (if on paper)

File Number: FRN-1910344FC