Karen Johnson Davidson County
Batch# 379960 DEEDWARR
03/31/2020 11:09:03 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40
20200331-0034359

| | | |
|---|---|---|
| **WARRANTY DEED** | STATE OF TENNESSEE}<br>COUNTY OF DAVIDSON}<br><br>The actual consideration or value, whichever is greater for this transfer is $272,000.00.<br><br>Subscribed and sworn to before me<br>This 10 day of March 2020.<br><br>Notary Public<br>My Commission Expires: 1-29-21 | Affiant<br><br>JONATHAN THURSTON JACOBS<br>STATE OF TENNESSEE NOTARY PUBLIC<br>COUNTY OF RUTHERFORD |

| Address New Owners as: | Tax Bill To: | Map / Parcel |
|---|---|---|
| Laurie F. Brown<br>830 General George Patton Rd<br>Nashville TN 37221 | New Owners | 142-9-B-830CO |

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 20-02-16093

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Eve M. Santiago,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Laurie F. Brown, an unmarried woman,** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, Being Unit 830, together with carport designated No. 830-C on the Plan of Phase One- Lot One Section Five, River Plantation Condominium Apartments of record in Plat Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Five), a horizontal property regime established by Master Deed and By-Laws of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Eve M. Santiago, unmarried, by Warranty Deed from Daniel L. Nezat and wife, Mary J. Nezat, dated July 15, 2003 of record as Instrument No. 20030806-0111759, Register's Office for Davidson County, Tennessee.**

**This is improved properties known as 830 General George Patton Rd Nashville TN 37221.**
This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable.
2. The dower, cutesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Master Deed of record in Book 5410, Page 248, said Register's Office.

4. Easement as of record in Book 174, Page 70, Book 2274, Page 547, and Book 3770, Page 6, said register's office.
5. Subject to all matters on plat of record in Book 5200, Page 145 and 146, said register's office.
6. Subject to matters on boundary plat book of record in Book 5200, Page 135, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10 day of March, 2020.

**Eve M. Santiago**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared **Eve M. Santiago** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 10 day of March, 2020.

My Commission Expires: 6/11/2023

Notary Public

LOGAN C. E. BELL
NOTARY PUBLIC
TENNESSEE
My Comm. Exp. 06/11/2023
COUNTY OF CHERATHEE