WARRANTY DEED

Samantha Miller
State of Florida
My Commission Expires 04/10/2023
Commission No. GG 322114

Y-VRES-20-8300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00.

Debra A Hrabe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2020.

Samantha Miller
Notary Public

MY COMMISSION EXPIRES: 4/10/2023
(AFFIX SEAL)

Karen Johnson
Batch# 386869
04/16/2020 11:31:22 AM
Fees: $13.00 Taxes: $950.90

Davidson County
DEEDWARR
2 pgs

20200416-0039918

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Lydia C. Bushfield	Franklin Synergy Bank	
(NAME)	(NAME)	**142-05-0B-011.00-CO**
8300 Sawyer Brown Rd. Apt B303	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, Tn 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBRA A. HRABE, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYDIA C. BUSHFIELD, SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, To-Wit:

Unit No. B-303, together with the Carport designated No. B-303-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, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorced in Bcok 4784, Page 464, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debra A. Hrabe, a married woman by Warranty deed from Keith Ursery and wife, Crystal Ursery of record in Instrument No. 20180426-0039431 Register's Office for Davidson County, Tennessee, dated April 24, 2018 and recorded on April 26, 2018.

Martin D. Hrabe joins in this instrument to convey any marital interest he has in subject property.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page (s) 75 through 77, inclusive, amended in Book 4675, Pages 103 through 105, inclusive, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 200, Register's Office for Davidson County, Tennessee.
- Conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Threeof record in Book 4784, Page 464 and Book 5785, Page 180, Register's Office for Davidson County, Tennessee.
- By-Law of record in Book 4784, Page 482, in the Register's Office for Davidson County, Tennessee.
- Grant of easement of record in Instrument Number 20121114-0104719, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8300 Sawyer Brown Rd. Apt B303, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parce of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF APRIL, 2020.

(X) Debra A. Hrabe

(X) Martin D. Hrabe

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA A. HRABE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2020.

(X) Samantha Miller
Notary Public
My Commission Expires: 4/10/2023
(SEAL)

Samantha Miller
State of Florida
My Commission Expires 04/10/2023
Commission No. GG 322114

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN D. HRABE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2020.

(X) Samantha Miller
Notary Public
My Commission Expires: 4/10/2023
(SEAL)

Samantha Miller
State of Florida
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