PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

RETURNED TO:

File No. TE0007590

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy L Passmore	NEW OWNER	
(NAME)	(NAME)	
8300 Sawyer Brown Rd S308		142-05-0B-111.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nashville Now Investments LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christy L Passmore, a single person,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. S-308, together with the Carport designated No. S-308-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, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nashville Now Investments LLC, a Tennessee limited liability company by Warranty deed from Billy R. Bagwell of record in Instrument No. 20190222-0016273 Register's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on February 22, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

Karen Johnson Davidson County
Batch# 499157 **DEEDWARR**
10/20/2020 10:37:13 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20201020-0121922

unimproved ☐
This is improved ☒ property, known as 8300 Sawyer Brown Rd S308, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of October, 2020.

Nashville Now Investments LLC

By: Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Nashville Now Investments LLC, a Tennessee LLC, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Agent.

Witness my hand this 15th day of October, 2020.

Notary Public

My commission expires: 9/23/2023

RETURN RECORDED DOCUMENTS TO:

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner