File 36227-7

BOX 14

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 913912 **DEEDWARR**
09/08/2022 10:08:32 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20220908-0100634

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Yvonne A. Snyder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2022.

Diana Gibbin
Notary Public

MY COMMISSION EXPIRES: 10-7-23

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Land Title South, Inc. 3326 Aspen Grove Drive, Suite 400, Franklin, TN 37067

File No.: 22-CD-422

| ADDRESS NEW-OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Nancy R Griffith | Nancy R. Griffith | 142050B06400CO |
| (NAME) | (NAME) | |
| 8300 Sawyer Brown Road #L301 | 8300 Sawyer Brown Rd,#L301 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty Five Thousand Dollars And No/100 Dollars ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, EARL H WIMAN, A SINGLE MAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY R GRIFFITH, unmarried 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:

Land in Davidson County, Tennessee, being Unit No. L301, together with the Carport designated No. L-301-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 Plantation, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, as amended in Book 4675, pages 102-105, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4784, page 464, Register's Office for 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 By-Laws appended thereto, recorded in Book 4784, page 482, Register's Office for Davidson County, Tennessee, as amended, are incorporated in this conveyance by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Earl H. Wiman, by Warranty Deed, from Sydney L. Weiss, unmarried, dated June 20, 2006, recorded June 21, 2006, of record in Instrument No. 20060621-0074168, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8300 Sawyer Brown Road #L301, Nashville, TN 37221
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 25 day of August, 2022.

Earl H Wiman

STATE OF TENNESSEE
COUNTY OF Williamson

On this 25 day of August, 2022, before me personally appeared Earl H Wiman to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 25 day of August, 2022.

Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

Notary Public