03

Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/02 14:21 2pgs
Fees:13.00 Taxes:629.00

20020906-0108420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/14/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Towle	William F. Towle	142-13C-7
(NAME)	(NAME)	
8588 Sawyer Brown Rd.	8588 Sawyer Brown Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, WE, John R. Frassinelli Jr. and Brooke C. Frassinelli, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Towle, and wife, Stephanie H. Towle, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 8588, together with the carport designated No. 8588-C, in River Plantation, Section Ten,, Phase II-A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-A, Condominium Apartments recorded in Plat Book 7900, page 956, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made , and in annexation document in Book 9669, page 111, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-A, Condominium Apartments, contained in the Master Deed and ByLaws appended thereto, recorded in Book 9394, page 598, et seq., as applied to Section Ten, Phase II-A, by annexation documents in Book 9669, page 111, Book 9780, page 284, Book 10024, page 409, Book 10136, page 708 and Book 10417, page 348, 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.

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation, Section 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Plat in Book 7900, pages 745, et seq., as re-recorded in Book 7900, page 945, Plat Book 7900, page 956, Plat Book 9700, page 27, Plat Book 9700, page 143, as revised in Plat Book 9700, page 186, Plat Book 9700, page 203 and Plat Book 9700, page 367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Frassinelli, Jr. by deed from Haury and Smith Contractors, Inc. of record in Book 10887, page 707, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8588 Sawyer Brown Rd., 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/our hand(s) this 30th day of August, 2002.

John R. Frassinelli Jr.

Brooke C. Frassinelli

STATE OF TENNESSEE

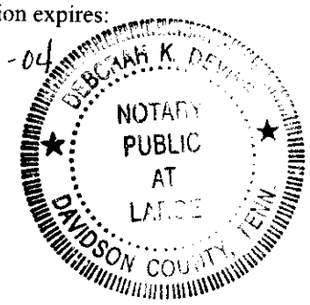
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John R. Frassinelli, Jr. and Brooke C. Frassinelli with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2002.

Commission expires:

11-27-04



Notary Public