WARRANTY DEED

FILE BOX 19B
03-5-039-S

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of May, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/04/03 15:46 2pgs
Fees:13.00 Taxes:647.50

20030604-0076713

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JAMES NORMAN HOLCOMBE and DIONNE S. HOLCOMBE	SunTrust Mortgage, Inc.	142-09-O-H
(NAME) 9025 Sawyer Brown Road	(NAME) 201 4th Avenue North, 7th Floor	125.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ELIZABETH ANN NICHOLSON unmarried,**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES NORMAN HOLCOMBE and wife DIONNE S. HOLCOMBE**, hereinafter called the Grantee(s), 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. 9025, together with the carport designated No. 9025-C in River Plantation, Section IX, Phase II-E, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase II-E, Condominium Apartments, recorded in Book 7900, Pages 583 and 584, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341 and further described in annexation document of record in Book 9053, Page 256, 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 apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-E, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-346 and annexation document in Book 9053, Page 256, 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. Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, and annexation documents of record in Book 8494, Page 628, in Book 8591, Page 251, in Book 8666, Page 319, in Book 8844, Page 642, as amended in Book 8975, Page 89, and in Book 9053, Page 256, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to ELIZABETH ANN NICHOLSON, UNMARRIED, AND CHARLOTTE N. CAMPBELL, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Deed from HAURY AND SMITH CONTRACTORS, INC., of record in Book 9290, Page 344, Register's Office for Davidson County, Tennessee. The said Charlotte N. Campbell having since died.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 9025 Sawyer Brown Road, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 30th day of May, 2003.

Elizabeth Ann Nicholson
ELIZABETH ANN NICHOLSON

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of May, 2003.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public