03

Realty Title #A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/03 15:05 2pgs
Fees:13.00 Taxes:647.13

20031028-0158800

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 3/14/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara J. Gaines	Barbara J. Gaines	142-13C-27
(NAME)	(NAME)	
8573 Sawyer Brown Road	8573 Sawyer Brown Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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, Nancy J. Miller, F.K.A. Nancy J. Hatcher and husband Ronald J. Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA J. GAINES,_____ 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 8573 Sawyer Brown Road, 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 22nd day of October, 2003.

× Nancy J. Miller
Nancy J. Miller

× Ronald J. Miller

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 Nancy J. Miller 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of October, 2003.

Commission expires: May 28, 2006

Beth Triplett
Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2005

EXHIBIT A

A certain condominium apartment in Davidson County State of Tennessee, described as follows, to wit:

Unit No. 8573, together with the carport designated No. 8573-c, in River Plantation, Section Ten, Phase II-D, 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-D, Condominium Apartments, recorded in Plat Book 9700, pages 203 and 204, 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 10136, page 708, 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-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et. seq., as applied to Section Ten, Phase II-A; Section Ten, Phase II-B; Section Ten Phase II-C; Section Ten, Phase II-D; and Section Ten, Phase II-E, by annexation documents in Book 9780, page 284; Book 9669, page 111; 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.

Being the same property conveyed to Nancy J. Hatcher, by deed from Harry and Smith Contractors, Inc., a Tennessee Corporation of record in Book 10494, Page 776, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 11089, Page 731, said Register's Office, Clifford W. Hatcher conveyed all of his right, title and interest in said property to Nancy J. Hatcher.

Nancy J. Hatcher being one and the same as Nancy J. Miller.

Ronald John Miller joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 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, and 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.