WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/22/04 13:10 3pgs
Fees:18.00 Taxes:698.19
20041222-0152234

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Manning Thomas	SAME	142-13-0-C-105
(NAME) 8815 Sawyer Brown Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, Timothy P. Riley , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha Manning Thomas , 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. 8815, together with the carport designated No. 8815-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 2, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 2, Condominium Apartments, recorded in Book 9700, page 748, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11156, page 361, Register's Office for Davidson County, Tennessee and Plat Book 9700, page 748, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relation to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 2, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661,
Continued on next page.

Being the same property conveyed to Timothy R. Riley by deed from Haury and Smith Contractors, Inc. of record in Deed Book 11583, page 593, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8815 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

Continuation of Legal

and Plat in Book 9700, page 482, et.seq., Register's Office Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, said Register's Office, are incorporated in ths deed by reference and made a part hereof the same as though copied herein.

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 17th day of December, 2004.

Timothy P. Riley

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Timothy P. Riley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/17/2004

My Commission Expires: 9.16.07

Notary Public

File Number2411227
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

