WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/05 10:52 2 pgs
Fees:13.00 Taxes:791.80

20050926-0115186

PLEASE RETURN TO:
Southeastern Title & Escrow
9041 Executive Park Dr., Suite 703
Knoxville, TN 37923

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

(AFFIX SEAL)

REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Park Place Title & Escrow, Ste. 703, 9041 Executive Park Drive, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth and Judy Massey	Kenneth and Judy Massey	19-142.13-0C-123.00-CO
(NAME)	(NAME)	
8638 Sawyer Brown Road	8638 Sawyer Brown Road	
(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, Ted J. Carlson and wife, Martha B. Carlson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Massey and wife, Judy Massey, 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:

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

Unit No. 8638, together with the carport designated No. 8638-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 3, 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 3, Condominium Apartments, recorded in Book 9700, pages 835 and 836, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record of record in Book 11332, page 184, Register's Office for Davidson County, Tennessee, and Plat Book 9700, pages 835 and 836, 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 Eleven, Phase 3, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, et. Seq., Register's Office for 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; and Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book 9700, pages 884 and 885, and Book 11684, page 675, Phase 5, by annexation in Instrument No. 20010131-0009315 and Plat in Instrument No. 20000918-0092190, said Register's Office, and incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-II 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 Register's Office for said County and to taxes for the year 2001.

Being the same property conveyed to Ted J. Carlson and wife, Martha B. Carlson by Warranty Deed from Haury and Smith Contractors, Inc., dated 6/28/01 and filed for record on 6/29/01 as Instrument No. 20010629-0069126, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) any and all restrictions and or easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 8638 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 our hands this 22nd day of September, 2005.

Ted J. Carlson

Martha B. Carlson

STATE OF TN

COUNTY OF DAVIDSON

On this 22nd day of September, 2005 before me personally appeared Ted J. Carlson and wife, Martha B. Carlson, to me known to be the person(s) 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 office this 22nd day of September, 2005.

Commission expires: 5-24-2008

Notary Public

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.