WARRANTY DEED

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Carla Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2006.

Marilyn Painter
Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Glenn Morris	New Owner	Map 142-9-H
(NAME)	(NAME)	
8946 Sawyer Brown Road		Parcel 14
(ADDRESS)	(ADDRESS)	
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, **THOMAS F. MOTTOLA AND MARGUERITE ELIZABETH MOTTOLA DARROHN AND FLOYD AUBREY MOTTOLA AND ANTHONY MOTTOLA AND ANNA MARIE MOTTOLA DALE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARA GLENN MORRIS**, 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:

Land in Davidson County, Tennessee, Being Unit No. 8946, together with the Carport designated No.8946-C, in River Plantation, Section IX, Phase I, a Condominium, a Horizontal Property Regime, located on Sawyer Brown, Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase I, Condominium Apartments, recorded in Book 7900, page 98, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, et seq, 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 I, Condominium Apartments, contained in the Master Deed and Bylaws appended thereto, recorded in Book 8061, pages 341-356, 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 Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County and annexation documents in Book 8494, pg 628; Book 8591, pg 251; Book 8666, pg 319; Book 8844, pg 642; Book 8975, pg 89; Book 9053, pg 256; Book 9326, pg 713 and amendment of record in Book 9247, page 951, said Register's Office.

Being the same property conveyed to Thomas J. Mottola and wife, Mary A. Mottola by deed from Haury and Smith Contractors, Inc., of record in Book 9394, page 803, said Register's Office. Mary A. Mottola died January 25, 1995 vesting title solely in Thomas J. Mottola as the surviving tenant by the entirety. Thomas J. Mottola died July 17, 2006.Thomas F. Mottola and Marguerite Elizabeth Mottola Darrohn and Floyd Aubrey Mottola and Anthony Mottola and Anna Marie Mottola Dale and Donald Thomas Mottola are the devisees under the Will of Thomas J. Mottola probated under Docket No. 06P1258, Probate Clerk's Office for Davidson County, Tennessee. Donald Thomas Mottola died August 4, 2002 and under the terms of the Thomas J. Mottola Will, said interest lapsed and is vested in the Grantors herein.

This conveyance is subject to (a) 2006 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 98, said Register's Office; and (c) Master Deed and Bylaws of record in Book 8061, page 341, Book 7389, page 924, Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, Book 8975, page 89, Book 9053, page 256, Book 9326, page 713, Book 9247, page 951, Instrument #20041124-0140994 and Instrument #20050602-0062760, said Register's Office.

Davidson County DEEDWARR
Recvd: 11/07/06 11:27 2 pgs
Fees:13.00 Taxes:814.00
20061107-0138480

unimproved ☐

This is improved ☒ property, known as 8946 Sawyer Brown Road, Nashville, Tennessee 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 31st day of October, 2006.

Floyd Aubrey Mottola by Thomas F. Mottola, Attorney in Fact

Thomas F. Mottola

Anthony Mottola By Thomas F. Mottola, Attorney in Fact

Marguerite Elizabeth Mottola Darrohn By Thomas F. Mottola, Attorney in Fact

Anna Marie Mottola Dale By Thomas F. Mottola, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of October, 2006, before me personally appeared Thomas F. Mottola, to me known to be the person who executed the foregoing instrument on behalf of Marguerite Elizabeth Mottola Darrohn and Floyd Aubrey Mottola and Anthony Mottola and Anna Marie Mottola Dale and acknowledged that he executed the same as the free act and deed of Marguerite Elizabeth Mottola Darrohn and Floyd Aubrey Mottola and Anthony Mottola and Anna Marie Mottola Dale.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2006.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

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 Thomas F. Mottola, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2006.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public