Davidson County DEEDWARR
Recvd: 07/03/07 10:37 2 pgs
Fees:13.00 Taxes:832.50

20070703-0079306

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

R-CTX-07-9148

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa F. Stewart	CTX Mortgage Company, LLC	
9148 Sawyer Brown Road (ADDRESS)	3100 McKinnon, Corp. Closing 2nd Floor (NAME)	142-9-H-23.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75201 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY CASNER BAIR, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERESA F. STEWART, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 9148, TOGETHER WITH THE CARPORT DESIGNATED NO. 9148-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 BY-LAWS 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.

BEING THE SAME PROPERTY CONVEYED TO MARY CAROL CASNER BY WARRANTY DEED FROM HAURY AND SMITH CONTRACTORS, INC., RECORDED ON THE 9TH DAY OF SEPTEMBER, 1991 IN BOOK 8438, PAGE 10, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARY CAROL CASNER IS NOW KNOWN AS MARY CASNER BAIR.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 7900, Page 98; Declaration of Restrictive Covenants and By-Laws of record in Book 7389, Page 927; Articles of Incorporation of River Plantation Section IX Condominiums Homeowner's Association of record in Instrument No. 20041105-0133835; Charter of River Plantation Sections 8-11 Umbrella Association of record in Book 7402, Page 591; and Master Deed of record in Book 8061, Page 341 as amended in Book 9326, Page 713, Supplement and Amendment of record in Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 9148 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of June, 2007.

Mary Casner Bair

Mary Casner Bair

Charles K. Bair

Charles K. Bair

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Casner Bair and Charles K. Bair, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2007.

Notary Public

My Commission Expires:

(SEAL)

NOTARY
ADAM LaFEVOR
Comm Exp 11/22/2008
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903