Box 8

This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999
File No.: **3369**

Davidson County DEEDWARR
Recvd: 08/23/07 13:52 2 pgs
Fees:13.00 Taxes:777.00
20070823-0100996

WARRANTY DEED

THIS INDENTURE, made and entered into this **August 15, 2007** ,by and between **Joan S. Hoffman, an unmarried individual**, parties of the first part, and **Sheri D. Fitzsimmons**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:
A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

UNIT NO. 8905, TOGETHER WITH THE CARPORT DESIGNATED NO. 8905-C, IN RIVER PLANTATION, SECTION IX, PHASE II-F, 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 II-F, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 7900, PAGES 672 AND 673, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 8061, PAGE 341, AS AMENDED IN BOOK 9326, PAGE 713, AND AMENDMENT IN BOOK 9326, PAGE 713, SAID REGISTER'S OFFICE, AND FURTHER DESCRIBED IN ANNEXATION DOCUMENT OF RECORD IN BOOK 9247, PAGE 951, 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 II-F, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 8061, PAGE 341-346, AND ANNEXATION DOCUMENT IN BOOK 9247, PAGE 951, 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, AND ANNEXATION DOCUMENTS OF RECORD IN BOOK 8494, PAGE 628, BOOK 8591, PAGE 251, BOOK 8666, PAGE 319, BOOK 8844, PAGE 642, AS AMENDED IN BOOK 8975, PAGE 89, BOOK 9053, PAGE 256, BOOK 9247, PAGE 951, AND BOOK 9247, PAGE 951, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO JOAN S. HOFFMAN BY WARRANTY DEED FROM JACK L. EASTWOOD, RECORDED ON THE 21ST DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030121-0008092, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID #
☒ Improved OR
☐ Unimproved property located at: **8905 Sawyer Brown Rd, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Joan S. Hoffman

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Joan S. Hoffman, an unmarried individual** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 15th day of August, 2007.

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Owner's Name: SHERI D. FITZSIMMONS

and Address: **8905 Sawyer Brown Rd, Nashville, TN 37221**

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SunTrust Mortgage, Inc.
P.O. Box 79041
Baltimore, MD 21279-0041

Map/Parcel:
142090H03800CO

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$210,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joan S Hoffman
Affiant

Subscribed and sworn to before me this **8/15/2007.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY