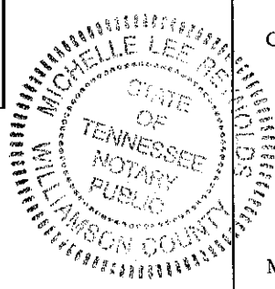
File No. 271100581

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/07 13:30 3 pgs
Fees:18.00 Taxes:851.00
20071207-0141768



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie Cassell, as Successor Trustee of the Anna Ruth Hogue Trust Dated April 24, 1997	Marjorie Cassell	142-130-C00 500-CO
(NAME) 8590 Sawyer Brown Road	(NAME) 1239 Kenmore Place	
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARK J. PEPPER, UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARJORIE CASSELL, AS SUCCESSOR TRUSTEE OF THE ANNA RUTH HOGUE TRUST DATED APRIL 24, 1997,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 8590 together with the Carport designated as No. 8590-C, of River Plantation, Section X, Phase 11-A, Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by master Deed, of record in Book 9394, page 598, and further described in annexation documents of record in Book 9669, page 111, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest I n the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the final Plat of River Plantation Condominiums, as of record in Book 7900, Page 956 and Page 957, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark J. Pepper, unmarried by deed from Patsy L. Fowlkes, unmarried, as shown of record in Deed Book 11687, page 532, Register's Office for said County.

Subject to all matters as set forth per Plat Book 7900, Page 956, and Page 957, Register's Office of said County.

Easement as shown of record in Deed Book 7389, Page 924, and Book 7100, Page 792, Register's Office for said County.

Master Deed as shown of record in Book 9394, Page 598, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 7402, Page 591, Register's Office for said County.

Easement for sanitary sewage for main and drainage as shown of record in Deed Book 7400 , Page 792, Register's Office for said County.

Annexation of additional lane to River Plantation as shown of record in Book 9669, Page 111, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 8590 Sawyer Brown Road, Nashville, TN

(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 hands this 26th day of November, 2007.

Mark J. Pepper

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 Mark J. Pepper the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of November, 2007.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 271100581

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

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L. Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 29 2011

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