WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/08 09:56 2 pg:
Fees:13.00 Taxes:839.90

20080414-0037331

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 227,000.00

Fred E. McDaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2nd** DAY OF **April, 2008**

Notary Public

MY COMMISSION EXPIRES: 3/31/2009
(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-030029

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred E. McDaniel and Helen B. McDaniel	**SAME**	**142130C02700CO**
(NAME) **8573 Sawyer Brown Road**	(NAME)	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS)	
(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, **Barbara J. Sanderson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fred E. McDaniel and Helen B. McDaniel, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

UNIT NO. 8573, TOGETHER WITH THE CARPORT DESIGNATED NO. 8573-C, IN RIVER PLANTATION, SECTION TEN, PHASE II-D, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, BELLEVUE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION TEN, PHASE II-D, CONDOMINIUM APARTMENTS, RECORDED IN PLAT BOOK 9700, PAGES 203 AND 204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 9394, PAGE 598, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE, AND IN ANNEXATION DOCUMENT IN BOOK 10136, PAGE 708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION TEN, PHASE II-D, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 9394, PAGE 598, ET. SEQ., AS APPLIED TO SECTION TEN, PHASE II-A; SECTION TEN, PHASE II-B; SECTION TEN PHASE II-C; SECTION TEN, PHASE II-D; AND SECTION TEN, PHASE II-E, BY ANNEXATION DOCUMENTS IN BOOK 9780, PAGE 284; BOOK 9669, PAGE 111; BOOK 10024, PAGE 409; BOOK 10136, PAGE 708; AND BOOK 10417, PAGE 348, 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.

BEING THE SAME PROPERTY CONVEYED TO BARBARA J. GAINES BY WARRANTY DEED FROM NANCY J. MILLER, F.K.A. NANCY J. HATCHER AND HUSBAND RONALD J. MILLER, RECORDED ON THE 28TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031028-0158800, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID WARRANTY DEED HAVING BEEN CORRECTED BY SCHRIVENERS AFFIDAVIT RECORDED AT INSTRUMENT NUMBER 20080401-0034813, SAID REGISTER'S OFFICE. THE SAID BARBARA J. GAINES HAVING SINCE MARRIED AND IS NOW KNOWN AS BARBARA J. SANDERSON.

The subject property was never used as the principal residence of the Grantor or his/her spouse, after they were married.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **8573 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **April, 2008**.

Barbara J. Sanderson

Barbara J. Sanderson

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Barbara J. Sanderson**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4/02/2008.

NOTARY

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

MY COMMISSION EXPIRES: 3/21/2011