BILL GARRETT, Davidson County
Trans:T20110030789 DEEDWARR
Recvd: 05/24/11 10:34 2 pgs
Fees:13.00 Taxes:443.63
20110524-0039633

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $119,900.00 Michael J. Carman Affiant Subscribed and sworn to before me, this 18th day of May, 2011. Notary Public My commission expires:_____

PHILLIP R. SYKES
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES
OCTOBER 12, 2014
MONTGOMERY CO. TENN.

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael J. Carman **Sandy Y. Carman**	**New Owner**	**Map\Parcel: 142-09-0-H-067.00CO**
9137 Sawyer Brown Road	Same	
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Donna Y. Baxter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. Carman and Sandy Y. Carman, husband and wife, as tenants by the entirety.

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. 9137, together with the Carport designated No. 9137-C, in River Plantation, Section IX, Phase II-B, 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-B, Condominium Apartments, recorded in Book 7900, Page 365, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, et seq., and further described in annexation document of record in Book 8591, Page 251, 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-B, 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 Davidson County, Tennessee, and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donna Y. Baxter, unmarried by Warranty Deed from Haury and Smith Contractors, Inc., dated August 13, 1992, of record in Book 8700, Page 768, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 365, Register's Office for DAVIDSON County, Tennessee.

Master Deed contained in an instrument of record in Book 8061, Page 341 and amended in Book 9326, Page 713, Book 8591, Page 251 (Annexation), Book 8844, Page 642, Book 8975, Page 89 and Instrument No. 20041124-0140994, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8061, Page 357 and amended in Instrument No. 20041124-0140994, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 7402, Page 591 and amended in Instrument No. 20041105-0133835, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 4675, Page 127, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 7389, page 924, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 9137 Sawyer Brown Road, Nashville, TN 37221.

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 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 my/our hand(s) this 18th day of May, 2011.

Donna Y. Baxter
by: Daniel Heard, Attorney in Fact
Donna Y. Baxter, by Daniel Heard, Attorney in Fact

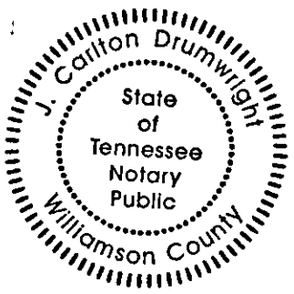
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel Heard, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Donna Y. Baxter for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Donna Y. Baxter, and is authorized by Donna Y. Baxter to execute this instrument on her behalf.

This the 18th day of May, 2011.

My Commission Expires: 9/23/13

Notary Public



File #: **110281DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027