WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120023982 DEEDWARR
Recvd: 04/03/12 10:14 2 pgs
Fees:13.00 Taxes:629.00
20120403-0028029

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **March, 2012**

JANIS L. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 5-4-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia W. Charron	NEW OWNER	142090H14000CO
(NAME) 8918 Sawyer Brown Rd.	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Sue W. Burns**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patricia W. Charron**, married, 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:

Property in Davidson County, Tennessee, Being Unit No. 8918, together with the carport designated No. 8918-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, said Register's Office, and further described in annexation document f 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 an 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 Philip R. Burns and wife Sue W. Burns by Warranty Deed from Haury and Smith Contractors, Inc., dated December 8, 1994 and filed on December 14, 1994 in Book 9545, page 241, Register's Office of Davidson County, Tennessee. Philip R. Burns having since died August 15, 2009 leaving Sue W. Burns as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8918 Sawyer Brown Rd., 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, 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, has 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 our hands this **29th** day of **March, 2012**

Sue W. Burns
Sue W. Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Sue W. Burns**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **March, 2012**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON