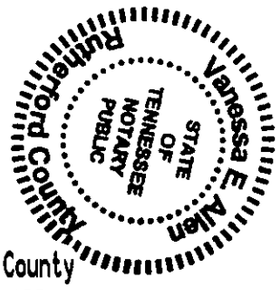
WARRANTY DEED

File #12113108



BILL GARRETT, Davidson County
Trans:T20120093796 DEEDWARR
Recvd: 12/07/12 12:24 2 pgs
Fees:13.00 Taxes:684.50

20121207-0113019

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veneta Laws and Joe Laws	SAME AS OWNER	142-13-C-190.00
(NAME)	(NAME)	
9310 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I, **Mildred S. Rutledge, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Veneta Laws and husband, Joe Laws,** 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:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 9310 (Parcel No. 190), together with the carport designated No. 9310-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 4, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Eleven, Phase 4, Condominium Apartments, recorded in Book 9700, Pages 884 and 885, which was voided and vacated by Book 9700, Page 971, as corrected by Surveyor's Certificate of Correction (relating to Parcel 164 only), of record in Book 11684, Page 675, and by Surveyor's Certificate of Correction in Instrument No. 200006300065336, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Book 11432, Page 903, 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 Eleven, Phase 4, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Book 9700, Page 971, et seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, Page 361, and Plat Book 9700, Page 748, Section Eleven, Phase 3, by annexation document of record in Book 11332, Page 184, and Plat book 9700, Page 835, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-II Umbrella Association, Inc., of record in Book 7389, Page 924, Plat in Book 7900, Pages 745, et. seq., as re-recorded in Book 7900, page 945, Register's Office for said County and to taxes for the year 2000.

Being the same property conveyed to Mildred S. Rutledge, unmarried, by Warranty Deed from Haury and Smith Contractors, Inc., dated 9/27/2000, of record in Instrument No. 20001002-0097214, said Register's Office.

This conveyance is subject to: Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land; Letter from Metropolitan Tax Assessor of record in Book 5612, Page 29, said Register's Office, regarding classification of a portion of subject property. (Map 142 Parcel 127 only); Easement and Right-of-Way granted to the United States of America acting by and through its agent; the Tennessee Valley Authority, for the purpose of construction, operation and maintenance of electric power transmission line and/or lines by declaration of Taking of record in Book 2277, Page 619, said Register's Office, as fully and finally confirmed by Judgment of record in Book 3028, Page 605, said Register's Office.; That portion of premises embraced within Charter Right-of-Way of N. C. & St. L. Railway.; Easement for flow of Harpeth River.; The survey made by John W. Sullivan Co. dated May 17, 1985 locates the TVA transmission line easement set above with TVA towers located within said transmission line easement and the parcel subject to the life estate of J. D. Smith and Cleo Smith; an 18 inch Harpeth Valley Utilities District sewer line running along the southern boundary of the TVA Transmission line easement on the northeast portion of subject property for an approximate distance of 850 feet and then running in a northerly direction across said TVA easement, and indicates that a portion of subject property lies within the 100-year flood and floodways limits for the Harpeth River.

unimproved ☐
This is improved ☒ property, known as 9310 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 hand this 19th day of November, 2012.

Mildred S. Rutledge

Mildred S. Rutledge

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Mildred S. Rutledge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 19th day of November, 2012.

Commission expires:

4/16/14

Vanessa E. Allen
Notary Public

Rutherford County
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130