BILL GARRETT, Davidson County
Trans:T20130062044 DEEDWARR
Recvd: 07/22/13 09:54 2 pgs
Fees:13.00 Taxes:691.90

20130722-0075318

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 2013

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN L. DODD	Farmington Financial Group	142-09-0F-308.00
(NAME) 8963 SAWYER BROWN ROAD	(NAME) 2002 Richard Jones Rd. #300A	
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS) Nashville, TN 37215	
(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, **JAMES V. NORTHCUTT, and wife, SARAH J. NORTHCUTT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN L. DODD, and wife, DEBORAH K. DODD**, 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 tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Unit No. 8963, together with the Carport designated No. 8963-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, page 397, as amended in Book 6900, pages 514-517, and further amended in Book 6900, pages 654-657, corrected in Book 8123, page 690, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396-438, 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, VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto recorded in Book 7417, pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

Being the same property conveyed to James V. Northcutt and Sarah J. Northcutt, Husband and wife, by Special Warranty Deed from Federal National Mortgage Association, of record in Instrument No. 20121031-0099797, Register's Office for Davidson County, Tennessee.

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.

This is the same legal description as on the previous Deed of record.

This is not the primary residence of the Grantors.

This is improved property, known as 8963 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.

Witness our hands this 16th day of July, 2013:

JAMES V. NORTHCUTT

SARAH J. NORTHCUTT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JAMES V. NORTHCUTT, and wife, SARAH J. NORTHCUTT the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2013:

Commission expires: 10-28-2015

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.