WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-6-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine L. Sommerfeld	"New Owners"	142-09-0-D 179.00
(NAME)	(NAME)	
8506 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130086020 DEEDWARR
Recvd: 10/04/13 11:49 2 pgs
Fees:13.00 Taxes:603.10
20131004-0104506

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Anna Joyce Street and Robert L. Stewart, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Catherine L. Sommerfeld and James Sommerfeld, wife and husband, 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:

Unit No. 8506, together with the carport designated No. 8506-C, in River Plantation, Section Ten, Phase II-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on plat of River Plantation, Section Ten, Phase II-B, Condominium Apartments, recorded in Plat Book 9700, Page 27, 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 documents in Book 9669, Page 111, Book 9780, Page 284, and Book 10024, Page 409, 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-B, 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-B, by annexation documents in Book 9780, Page 284; Book 9669, Page 111; and Book 10024, Page 409, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copies herein.

Being the same property conveyed by Quitclaim Deed from Robert L. Stewart and Robert Barry Stewart, Trustees of the trust established under agreement of Peggy D. Stewart, on August 11, 1992 to Robert L. Stewart, individually, as recorded on the 16th day of April, 2013 in Instrument No. 20130416-0038020; Quitclaim Deed from Wallace C. Wilson, widower to Anna Joyce Street and Peggy Delois Stewart as recorded on the 18th day of November, 2008 in Instrument No. 20081118-0113809 and Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation to Wallace C. Wilson and wife, Lillian R. Wilson, and daughters, Anna Joyce Street and Peggy Delois Stewart as recorded on the 23rd day of May, 1996 in Deed Book 10058, Page 369, in the Register's Office of Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 8506 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 1st day of October, 2013.

Anna Joyce Street

Robert L. Stewart

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 1st day of October, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anna Joyce Street and Robert L. Stewart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

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Notary Public,

