BILL GARRETT, Davidson County
Trans: T20130088259 DEEDWARR
Recvd: 10/11/13 15:49 2 pgs
Fees: 13.00 Taxes: 736.30
20131011-0107048

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(2)

WARRANTY DEED

B-KW-13-8953

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RUSSELL J. McCANN NOTARY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

COMMISSION EXPIRES
JUNE 25, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca A. Peeler	New Owner	
	(NAME)	
8953 Sawyer Brown		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		142-09-0H-007.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY MARGARET PASCALL, UNMARRIED AND JOHN PATRICK ADEY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REBECCA A. PEELER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM, BEING UNIT NO. 8953, TOGETHER WITH A CARPORT DESIGNATED NO. 8953-C, OF RIVER PLANTATION, PHASE I, SECTION IX, OF RECORD IN PLAT BOOK 7900, PAGE 98, CORRECTED IN BOOK 8123, PAGE 692, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING RIVER PLANTATION (SECTION NINE) OF RECORD IN BOOK 8061, PAGE 341, AMENDED IN BOOK 9326, PAGE 713 AND INSTRUMENT NO. 20041124-0140994, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARY MARGARET PASCALL, UNMARRIED, AND JOHN PATRICK ADEY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM JAMES C. RENEGAR, III, MARRIED OF RECORD AT INSTRUMENT NO. 20081231-0123984, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 30, 2008 AND RECORDED ON DECEMBER 31, 2008. JOHN PATRICK ADEY AND JOHN ADEY ARE ONE IN THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 7900, PAGE 98, AS CORRECTED IN BOOK 8123, PAGE 692; BOOK 8494, PAGE 628, BOOK 8591, PAGE 251, BOOK 8666, PAGE 319, BOOK 8844, PAGE 642, BOOK 8975, PAGE 89, BOOK 9053, PAGE 256 AND BOOK 9247, PAGE 951, AS AMENDED IN BOOK 9326, PAGE 713 AND FURTHER SUPPLEMENTED AND AMENDED IN INSTRUMENT NO. 20041124-0140994,; BOOK 7389, PAGE 924; BOOK 8061, PAGE 357; PLAT BOOK 7900, PAGE 97, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN BOOK 8123, PAGE 692; BOOK 7402, PAGE 591; INSTRUMENT NUMBER 20041105-0133835; BOOK 2277, PAGE 619 AND BOOK 3028, PAGE 605, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 8953 Sawyer Brown, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th day of September, 2013.

Mary Margaret Pascall

John Adey by Stephanie Cooper Willoughby, Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY MARGARET PASCALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2013.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared STEPHANIE COOPER WILLOUGHBY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN PATRICK ADEY and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN PATRICK ADEY.

Witness my hand and official seal, this the 16th day of September, 2013.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903