WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140034737 DEEDWARR
Recvd: 05/19/14 12:39 2 pgs
Fees:13.00 Taxes:684.50

20140519-0042841

STATE OF TENNESSEE
COUNTY OF

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/11/17

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael L. Sills	New owner	142-09-0H-136.00
(NAME)	(NAME)	
8922 Sawyer Brown Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Joan Hoffman, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael L. Sills, a single man, 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. 8922, together with the carport designated No. 8901-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 of 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 and 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 and Book 9247, page 951, said Register's Office.

Being the same property conveyed to JOAN HOFFMAN, A SINGLE PERSON, by deed from RAY E. BURCH AND WIFE, MARY O. BURCH, TRUSTEES OF THE RAY E. BURCH AND MARY O. BURCH JOINT REVOCABLE LIVING TRUST UNDER AGREEMENT DATED DECEMBER 2, 1993, of record in Instrument No. 20070827-0102223, dated August 17, 2007, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 8922 Sawyer Brown Rd., 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. 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.

Witness my hand this 15th day of May, 2014.

Joan Hoffman by Thomas G. Andrews, III
Joan Hoffman by Thomas G. Andrews, III,
Attorney-in-Fact attorney-in-fact.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Thomas G. Andrews, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Joan Hoffman, acting as that person's agent and attorney in fact, and the said Thomas G. Andrews, III acknowledged that he executed the foregoing instrument as agent and attorney in fact for Joan Hoffman for the purposes therein contained.

WITNESS my hand and seal, this 15th day of May, 2014.

My Commission Expires:
12-21-14

Notary Public,

