WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047744 DEEDWARR
Recvd: 07/03/14 12:58 2 pgs
Fees:13.00 Taxes:629.00
20140703-0058947

State of Tennessee)
County of _____)

G#26163-2

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2014.

Notary Public

My commission expires: 2/25/2015
(AFFIX SEAL)

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Donald W. Johnson and Amy A. Johnson	**"New Owners"**	**142130C07600CO**
8806 Sawyer Brown Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kathleen L. Bishop, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald W. Johnson and Amy A. Johnson, husband and wife

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:

BEING Unit No. 8806, together with the Carport designated No. 8806-C, in River Plantation, Section XI - Phase I, Condominiums, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section XI - Phase I Condominium Apartments, recorded in Book 9700, Pages 481 and 482, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, said 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 One (I), Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase IA, by annexation document of record in Book 11029, Page 592, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

BEING all of the same property conveyed to Kathleen L. Bishop, unmarried, by Warranty Deed dated August 26th, 1998, from Haury and Smith Contractors, Inc., a Tennessee corporation, of record in Book 11092, Page 652, Register's Office for Davidson County, Tennessee.

PURSUANT to Letter of Conservatorship, dated March 12, 2012, Docket No. 10P1770, in the Seventh Circuit Court of Davidson County, Tennessee, the said David Bishop was named Conservator of Kathleen L. Bishop. By the Order Authorizing Conservator to List Real Property for Sale, the Conservator is further empowered with the right and authority to sell the herein property.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 9700, Pages 481 and 482, Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Eleven, Phase One, Condominiums, of record in Book 10628, Page 661, and By-Laws appended thereto, and as amended by annexation documents of record in Book 11029, Page 592, in Book 11156, Page 361, in Book 11332, Page 184, in Book 11432, Page 903, in Instrument No. 20010131-0009315, and in Instrument No. 20010911-0098566, Register's Office for Davidson County, Tennessee;

3) Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association, of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee;

4) A perpetual easement for sanitary sewer, sewerages force main and drainage as retained in Book 7400, Page 792, Register's Office for Davidson County, Tennessee;

5) Charter of River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7402, Page 591, said Register's Office;

6) Charter of River Plantation Section Eleven Condominiums Homeowners' Association, Inc., of record in Instrument No. 20100603-0043069, said Register's Office; and,

7) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **8806 Sawyer Brown Road, Nashville, TN 37221**.

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 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 my/our hand(s) this **1st** day of **July, 2014.**

David Bishop
as Conservator for Kathleen L. Bishop

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Bishop, as Conservator for Kathleen L. Bishop,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **July, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY