THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061171** BILL GARRETT, Davidson County Trans:T20140052536 DEEDWARR Recvd: 07/21/14 15:26 2 pgs Fees:13.00 Taxes:703.00 20140721-0064673	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Carolyn Dreher 8535 Sawyer Brown Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142090D21500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Claudia M. Bailey, unmarried and Mary E. Bordwell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn Dreher**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 8535, together with the carport designated No. 8535-C, in River Plantation, Section Ten, Phase II-C, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-C, Condominium Apartments, recorded in Plat Book 9700, Pages 143 and 144, and revised Plat of record in Book 9700, Pages 186 and 187, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 9394, Page 598 as amended at Instrument No. 20081203-0117317, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in 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-C, 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-A, Section Ten, Phase II-B, Section Ten Phase II-C and Section Ten, Phase II-D, by annexation documents in Book 9780, Page 284; Book 9669, Page 111; Book 10024, Page 409, and Book 10136, Page 708, 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.

Being the same property conveyed to Claudia M. Bailey, Unmarried, and Mary E. Bordwell, Unmarried by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, recorded on the 20th day of February, 1997 in Deed Book 10354, Page 51, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 9700, Page(s) 143 and 144, revised in Plat Book 9700, Pages 186 and 187.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7389, Page 924.

Charter of River Plantation Sections 8-11 Umbrella Association, Inc., recorded in Book 7402, Page 591.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed recorded in Book 9394, Page 598, amended at Instrument No. 20081203-0117317, Annexation of Section 10, Phase Eleven C recorded in Book 10024, Page 409; also subject to easements, rights and interests 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.

This is improved property located at 8535 Sawyer Brown Road Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2014.

Claudia M. Bailey

Mary E. Bordwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Claudia M. Bailey and Mary E. Bordwell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014