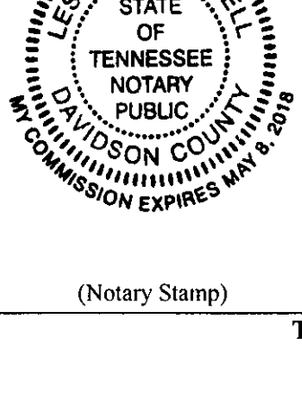
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2014.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140056672 DEEDWARR
Recvd: 08/04/14 14:45 2 pgs
Fees:13.00 Taxes:777.00

20140804-0069795

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Walter D. Fox **Patricia A. Fox**	**New Owner**	**Map/Parcel: 142-13-0-C-181.00CO**
9234 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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Carolyn H. Russell, an unmarried woman

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

Walter D. Fox and wife, Patricia A. Fox

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 9234 (Parcel No. 181), together with the carport designated No, 9234-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 5, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County. Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 5, Condonuniuin Apartments, recorded in Instrument No. 20000918-0092190, Register's Office for Davidson enmity, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Instrurneint No. 20010131;0009315, 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 5, Condominium Apartments, contained in the Muster Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, 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, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, and Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book of record in Book 9700, page 971, as amended, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to ~~Carolyn H.~~ William A. Russell and wife, Carolyn H. Russell, by Warranty Deed, from Haury and Smith Contractors, Inc. dated October 17, 2001, of record in Instrument No. 20011017-0113266, Register's Office for Davidson County, Tennessee. William A. Russell having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20000918-0092190, Register's Office for DAVIDSON County, Tennessee.

Master Deed contained in an instrument of record in Book 10628, Page 661 and annexed by Instrument No. 20010131-0009315, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 10628, Page 677, Register's Office for DAVIDSON County, Tennessee.
Boundary Plat of record in Instrument No. 20000918-0092191, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20100603-0043069, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Instrument No. 20090825-0079852, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **9234 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 except as 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 30th day of July, 2014.

X Carolyn H. Russell
Carolyn H. Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Carolyn H. Russell , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2014.

A. Scott Hubbard
Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **140295SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027