RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20140062939 DEEDWARR Recvd: 08/25/14 14:35 3 pgs Fees:18.00 Taxes:703.00 20140825-0077443

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011680

MAP - PARCEL NO:
142-13-0C-102.00 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
HENRY NICHOLS	SAME	N/A
BETTY NICHOLS		
8812 Sawyer Brown Road		
Nashville, TN 37221		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JOHNATHAN TODD HOWARD, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF PEGGY ELLINGTOON HOWARD A/K/A PEGGY HOWARD, DECEASED,** have bargained and sold and by these presents do transfer and convey unto **HENRY NICHOLS and wife, BETTY NICHOLS**, their heirs and assigns forever, the following described property, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 8812, together with the carport designated No. 8812-C, in River Plantation, Section Eleven, Phase 2, 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 2, Condominium Apartments, recorded in Book 9700, page 748, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11156, page 361, Register's Office for Davidson County, Tennessee, and Plat Book 9700, page 748, 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 2, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, et seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, 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; and Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, 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 Peggy Howard by deed from Kathleen F. Carroll, an unmarried person, of record in Instrument No. 20051121-0140008, Register's Office for Davidson County, Tennessee. Peggy Howard aka Peggy Ellington Howard died December 31, 2013, and pursuant to her Last Will and Testament, Circuit Court of Davidson County, Tennessee, Probate #14P396, the property was devised to and became vested in her son Johnathan Todd Howard.

This is improved property known as 8812 Sawyer Brown Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2014 Davidson County property taxes are a lien but are not yet due and payable.

2. All matter as shown on the Plat of River Plantation, Section Eleven, Phase 2, of record in Book 9700, page 748, Register's Office for Davidson County, Tennessee. Subject to the terms and conditions of Plat of record for

River Plantation, Section Eleven, Phase One, of record in Book 9700, pages 481 and 482; Plat of record for River Plantation, Section Eleven, Phase 1A, of record in Book 9700, page 694; Plat of record for River Plantation, Section Eleven, Phase 3, of record in Book 9700, page 835, Register's Office for Davidson County, Tennessee.

3. Conditions, Restrictions and Covenants of record as set forth in the Charter of River Plantation, Sections 8-11 Unbrella Association, Inc., of record in Book 7389, page 924; Plat in Book 7900, page 745, et seq., as re-recorded in Book 7900, page 945, Register's Office for Davidson County, Tennessee.

4. Master Deed and By-Laws for River Plantation, Section Eleven, Phase One, recorded in Book 10628, page 661, et seq. and annexation documents for River Plantation, Section Eleven, Phase 1A, of record in Book 11029, page 592, River Plantation, Section Eleven, Phase 2, of record in Book 11156, page 361, River Plantation, Section Eleven, Phase 3, of record in Book 11332, page 184, Register's Office for Davidson County, Tennessee.

5. Charter for River Plantation Homeowner's Association, Inc., of record in Book 7402, page 591 and Instrument No. 20100603-0043069, Register's Office for Davidson County, Tennessee.

6. All terms, provisions and conditions 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 I DO FURTHER COVENANT and bind myself, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 19th day of August, 2014.

JOHNATHAN TODD HOWARD, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF PEGGY ELLINGTON HOWARD A/K/A PEGGY HOWARD

STATE OF Michigan

COUNTY OF Saginaw

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHNATHAN TODD HOWARD**, the bargainor, 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 seal, at office, on this 19th day of August, 2014.

My Commission Expires:
1-23-19

Notary Public

JENNIFER L BOMBA
Notary Public - Michigan
Saginaw County
My Commission Expires Jan 23, 2019
Acting in the County of _____

STATE OF Michigan

COUNTY OF Saginaw

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHNATHAN TODD HOWARD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to the **EXECUTOR OF THE ESTATE OF PEGGY ELLINGTON HOWARD,** the within named bargainor, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as Executor, respectively.

WITNESS my hand and seal, at office, on this 19th day of August, 2014.

My Commission Expires:
1-23-19

Notary Public

JENNIFER L BOMBA
Notary Public - Michigan
Saginaw County
My Commission Expires Jan 23, 2019
Acting in the County of Saginaw

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$190,000.00**.

Affiant

SWORN TO and subscribed before me on this 26 day of August, 2014.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY