G-36277-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065854 DEEDWARR
Recvd: 09/04/14 13:00 2 pgs
Fees:13.00 Taxes:621.60
20140904-0081012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2014.

Notary Public

My commission expires: 11/6/17
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Chester D. Campbell	New Owner	Map 142-13-0-C, Parcel 043.00co
8610 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, WE,

Orville Lee Vaughn, an unmarried man

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

Chester D. Campbell and Sarah A. Campbell, 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. 8610, together with the Carport designated No. 8610-C, in River Plantation, Section X, Phase II-E, Condominium Apartments, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Ten, Phase One) Condominiums, of record in Book 9394, Page 598, Annexation of Documents in Book 9669, Page 111, in Book 9780, Page 284, Book 10024, page 409, Book 10136, page 708, Book 10417, page 348, and amended in Instrument No. 20081203-0117317, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 9394, Page 613, and in Instrument No. 20081203-0117316, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Final Subdivision Plat of River Plantation, Section X, Phase II-E, Condominium Apartments, of record in Book 9700, Pages 367 and 368, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Orville Lee Vaughn by Deed from Joseph Michael Coleman, Linda Marie Held and Laura Ann Coleman Guiggio, Heirs of the Estate of Elizabeth F. Coleman, dated November 18, 2010, of record in Instrument No. 20101130-0095108, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1)The Plan of record in Book 9700, pages 367 and 368, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) The Premises herein 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 Ten, Phase One) Condominiums, of record in Book 9394, page 598, Annexation Documents in Book 9780, page 284, in Book 9780, page 284, Book 10024, page 409, Book 10136, page 708, Book 10417, page 348, and amended in Instrument No. 20081203-0117317, Register's Office for Davidson County, Tennessee.
(3) By-Laws for River Plantation (Section Ten, Phase One) Condominium Homeowners' Association, Inc., of record in Book 9394, Page 348, amended in Instrument No. 20081203-0117317, 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) Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11, Umbrella Association, Inc., of record in Book 7389, Page 924, said Register's Office.
(6) Charter of River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7402, Page 591, said Register's Office.
(7) Conveyance of common area to River Plantation Section Ten Condominium Association, of record in Instrument No. 20090825-0079851, said Register's Office.
(8) Taxes for 2014 a lien, not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is improved (__X__) Unimproved (____) property, known as **8610 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 **2nd** day of **September, 2014.**

Orville Lee Vaughn _____ _____

Orville Lee Vaughn

_____ _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSO)

Personally appeared before me, a Notary Public of said County and State, **Orville Lee Vaughn,** 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 **2nd** day of **September, 2014.**

_____
Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____