WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26128

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Weber	Charles Weber	142130C00500CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
8590 Sawyer Brown Road	8590 Sawyer Brown Road	Trans:T20150043370 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 06/03/15 10:01 3 pgs
Nashville, TN 37221	Nashville, TN 37221	Fees:18.00 Taxes:821.40
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150603-0051639

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marjorie Cassell, as Successor Trustee Of The Anna Ruth Hogue Trust Dated April 24, 1997**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles Weber**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 8590 together with the Carport designated as No. 8590-C, Final Subdivision Plat, River Plantation, Section X, Phase 11-A, Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 9394, Page 598, and further described in annexation documents of record in Book 9669, Page 111, Register's Office of Davidson County, Tennessee, 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 plat of River Plantation Condominiums, as of record in Book 7900, Page 956 and Page 957, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marjorie Cassell, as Successor Trustee of The Anna Ruth Hogue Trust dated April 24, 1997 by Warranty Deed from Mark J. Pepper, unmarried, dated 11/26/2007, recorded 12/7/2007 of record in Instrument No. 20071207-0141768, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 7900, Page 956 and Page 957, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 9394, Page 598 and the By-Laws of record in Book 9394, Page 613, made applicable in Book 9669, Page 111, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to

purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Declaration of Restrictive Covenants and By-Laws and Easement as shown of record in Deed Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.
Charter of Homeowner's Association as shown of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
Easement for sanitary sewage for main and drainage as shown of record in Book 7400, Page 792, in the Register's Office for Davidson County, Tennessee.
First right of refusal to purchase this property shall be given to Mark J. Pepper, son of Marjorie Cassell.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8590 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 29th day of May, 2015.

Marjorie Cassell, as Successor Trustee of the Anna Ruth Hogue Trust Dated April 24, 1997

Marjorie Cassell, as Successor Trustee Of The
Anna Ruth Hogue Trust Dated April 24, 1997

Marjorie Cassell

Marjorie Cassell, as Individual

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Marjorie Cassell,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Successor Trustee of the Anna Ruth Hogue Trust Dated April 24, 1997**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal, at office in TENNESSEE, this 29th day of May, 2015

Notary Public
My commission expires: June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Marjorie Cassell, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2015.

Notary Public [signature]
My commission expires: June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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