6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062937 DEEDWARR
Recvd: 07/31/15 08:56 2 pgs
Fees:13.00 Taxes:869.50
20150731-0075495

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Faye J. McArthur	Faye J. McArthur	142090H08600CO
(NAME)	(NAME)	
9115 Sawyer Brown Road	9115 Sawyer Brown Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Deborah Gayle Bruce Witt,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Faye J. McArthur, unmarried** 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:

Unit No. 9115, together with the carport designated No. 9115-C, in River Plantation, Section IX, Phase II-A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation. Section IX. Phase II-A, Condominium Apartments, recorded in Book 7900, pages 325, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded In Book 8061, page 341, and amendment in Book 9326, page 713, said Register's Office, and further described in annexation document of record in Book 8494, page 628, 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 IX, Phase II-A, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061. page 341- 356, and annexation document in Book 8494, page 628, 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. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections B-11 Umbrella Association, Inc., of record in Book 7389, page 924, and annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, as amended in Book 8975, page 89, Book 9053, page 256, Book 9247, page 951, and book 9326, page 713, Register's Office for said County.

Being the same property conveyed to Gilbert L. Witt and wife, Deborah Bruce Witt by deed dated October 28, 1994 from George E. Oliver and wife, Phyllis B. Oliver of record in Book 9505, Page 491, Register's Office for Davidson County, Tennessee. The said Gilbert L. Witt has since conveyed his interest in said property to Deborah Bruce Witt now known has Deborah Gayle Bruce Witt by deed dated February 24, 2000 of record in Instrument No. 20000327-0030626, said Register's Office.

Master Deed and By-Laws appended thereto, recorded in Book 8061. page 341- 356, and annexation document in Book 8494, page 628, 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.

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections B-11 Umbrella Association, Inc., of record in Book 7389, page 924, and annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, as amended in Book 8975, page 89, Book 9053, page 256, Book 9247, page 951, and book 9326, page 713, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 9115 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hands this 29th day of July, 2015.

Deborah Gayle Bruce Witt

State of Tennessee
County of Davidson

Personally appeared before me Deborah Gayle Bruce Witt, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No. 15-McArthur

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN