Davidson County DEEDWARR
Recvd: 10/19/15 16:36 4 pgs
Fees:23.00 Taxes:821.40
**20151019-0106305**

#32679

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| **THIS INSTRUMENT PREPARED BY AND RETURN TO:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 32679-10-2015** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $222,000.00.<br>Affiant<br>Subscribed and sworn to before me this 16th day of October, 2015.<br>Notary Public<br>My Commission Expires: |

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Richard E. Weaver, Gay N. Carr<br>9218 Sawyer Brown Road<br>Nashville, TN 37221 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>142 13 0 C 173 00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walter Scott Deathridge, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard E. Weaver and Gay N. Carr**, husband and wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 9218 Sawyer Brown Road, Nashville, TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Ellen Deathridge, wife of Walter Scott Deathridge, joins in this conveyance for the purpose of conveying any interest that she may have in the subject property, marital or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 16th day of October, 2015.

Walter Scott Deathridge by: Gerald G. Patterson, Atty-In-Fact

Walter Scott Deathridge by Gerald G. Patterson, his Attorney-in-fact

Ellen Deathridge by Gerald G. Patterson, Atty-In-Fact

Ellen Deathridge, by Gerald G. Patterson, her Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Walter Scott Deathridge and Ellen Deathridge, and that he is authorized by Walter Scott Deathridge and Ellen Deathridge to execute this instrument on their behalf.

Witness my hand, at office, this 16th day of October, 2015.

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires: 5/6/19

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 9218 and Carport No. 9218-C on the Plan of River Plantation, Section XI, Phase 5 of record in Instrument No. 20000918-0092190, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section Eleven, Phase One, a horizontal property regime established by Master Deed of record in Book 10628, page 661 and annexation of Section Eleven, Phase 5 of record in Instrument No. 20010131-0009315, said Register's Office.

Being the same property conveyed to Dorothy Deathridge by deed dated May 24, 2002 from Haury and Smith Contractors, Inc. of record in Instrument No. 20020528-0064173, Register's Office for Davidson County, Tennessee. Dorothy T. Deathridge died on December 1, 2013 leaving a Last Will and Testament filed and probated in Docket No. 14P-849, Probate Court for Davidson County, Tennessee. Pursuant to said Will, subject property was devised to Scott Deathridge. By Executor's Quitclaim Deed dated March 31, 2015, in Instrument No. 20150406-0029503, Scott Deathridge (a/k/a Walter Scott Deathridge), Executor of the Estate of Dorothy Deathridge, deceased, conveyed subject property to Walter Scott Deathridge.

This conveyance is made subject to:

1. 2015 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for River Plantation Section Eleven, Phase One, of record in Book 10628, page 661 as amended by annexation of Section Eleven, Phae 5 in Instrument No. 20010131-0009315, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of River Plantation, Section XI-Phase 5 of record in Instrument No. 20000918-0092190, Register's Office for Davidson County, Tennessee.
5. P.U.D. Boundary Plats in Instrument No. 20000918-0092191 Register's Office for Davidson County, Tennessee and Plat Book 6900, page 397, Register's Office for Davidson County, Tennessee.
6. Public utility and drainage easement of record in Plat Book 6900, page 476, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

