BILL GARRETT, Davidson Count
Trans:T20150108481 DEEDWARR
Recvd: 12/23/15 12:09 3 pgs
Fees:18.00 Taxes:370.00
20151223-0129199

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $100,000.00. W. Hugh Judd Affiant Subscribed and sworn to before me this 23rd day of December, 2015. Notary Public My Commission Expires: 5/8/2018

SHAROLYN A WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
W. Hugh Judd and Carlene Judd 8184 Poplar Creek Road Nashville, TN 37221	W. Hugh Judd and Carlene Judd 8184 Poplar Creek Road Nashville, TN 37221	Map and Parcel No.: 142090H03600CO

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, Becky L. Judd, as to a one-third (1/3rd) undivided interest, and Darryl Judd, as to a one-third (1/3rd) undivided interest (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to W. Hugh Judd and Carlene Judd, husband and wife (collectively, "Grantees"), their heirs and assigns, Grantors' respective interests in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 8903 Sawyer Brown Road, Nashville, Davidson County, Tennessee 37221. This is not the residence of either of the Grantors.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument effective as of the _____ day of December, 2015.

Becky L. Judd

Darryl Judd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Becky L. Judd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of December, 2015.

CAT CAMERON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 8, 2017

Notary Public
My Commission Expires:

STATE OF TENNESSEE

COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darryl Judd, 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, at office, this 22 day of December, 2015.

MARY SUE DALTON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Mary Sue Dalton
Notary Public
My Commission Expires: 10-21-18

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 8903, together with carport No. 8903-C on the Plan of River Plantation, Section IX, Phase II-F, a Condominium of record in Plat Book 7900, pages 672 and 673, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Nine) Phase I, a horizontal property regime established by Master Deed of record in Book 8061, page 341, amended in Book 9326, page 713, and Book 9247, page 951, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to W. Hugh Judd, Becky L. Judd, and Darryl Judd, each as to a one-third (1/3rd) undivided interest, as tenants in common, by Executor's Quitclaim Deed dated May 19, 2014, from W. Hugh Judd, Executor of the Estate of Freddie L. Judd, Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 13P-1051, of record in Instrument No. 20140519-0042972 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, now due and payable, in the amount of $1,689.28, which have been assumed by the Grantee. Map/Parcel No. 142090H03600CO.
2. Declaration of Covenants, Conditions and Restrictions for River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for River Plantation (Section Nine) Phase I, of record in Book 8061, page 341, amended in Book 9247, page 951 and Book 9326, page 713, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record in Plat Book 7900, pages 672 and 673, Register's Office for Davidson County, Tennessee.