WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031899 DEEDWARR
Recvd: 04/19/16 11:13 2 pgs
Fees:13.00 Taxes:839.90
20160419-0037649

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Rachel Whitney Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Rachel Whitney Cantrell	new owner	142-05-0B-099.00
(NAME)	(NAME)	
8300 Sawyer Brown Road, # R-304		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Bobby B. Simmons and wife, Mary L. Simmons**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rachel Whitney Cantrell, unmarried**, 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, A certain condominium apartment in Davidson County, TN, described as Unit R-304 Section 3, River Plantation Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road Davidson County, Tennessee, as shown on the plat of Section 3, River Plantation Condominium Apartments, recorded in Plat Book 4675, Page 77, Amended in Plat Book 4675, Page 105, said Register's Office, and described in a Master Deed recorded in Book 4784, Page 464, as amended in Book 6231, Page 156, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Section 3, River Plantation Condominium Apartments, contained in the Master Deed recorded in Book 4784, Page 464, as amended in Book 6231, Page 156, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Bobby B. Simmons by Warranty Deed from Cheri A. Tapp, unmarried, dated 01/11/2001, recorded 01/22/2001 of record in Instrument No. 20010122-0006354, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 4675, Page 77, Amended in Plat Book 4675, Page 105, Boundary Map of record in Plat Book 4460, Page 200, amended Boundary Map of record in Plat Book 4675, Page 102, Book 6231, Page 156, in the Register's Office for Davidson County,

Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4784, Page 464, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20121114-0104719, in the Register's Office for Davidson County, Tennessee.
Waiver of Exclusive Rights of record in Book 5840, Page 663, in the Register's Office for Davidson County, Tennessee.

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 8300 Sawyer Brown Road, # R-304, 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 our hands this 15th day of April, 2016.

Bobby B. Simmons

Mary L. Simmons

State of Tennessee
County of Williamson

Personally appeared before me Bobby B. Simmons and Mary L. Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2016.

Notary Public
My Commission Expires: 8/27/17

DONALD B. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027