THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047131** BILL GARRETT, Davidson County Trans:T20160035570 DEEDWARR Recvd: 04/29/16 13:05 2 pgs Fees:13.00 Taxes:925.00 20160429-0042184	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00 John R. Henderson Affiant Subscribed and sworn to before me, this 28th day of April, 2016. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2018

WARRANTY DEED

Address New Owner: John R. Henderson and Juanita R. Henderson 8515 SAWYER BROWN RD Nashville, TN 37221-2404	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142090D18800CO

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, **Ingrid A. Wooten, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John R. Henderson and Juanita R. Henderson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8515 Together with the carport designated No. 8515-C on the Plan of River Plantation Section X-Phase II-B of record in Plat Book 9700, Pages 27 and 28, 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 Ten, Phase One, a horizontal property regime established by Master Deed of record in Book 9394, Page 598 annexed in Book 9780, Page 284 and amended in Instrument No. 20081203-0117317, said Register's Office.

Being the same property conveyed to William P. Wooten and wife, Ingrid A. Wooten by Warranty Deed from Thomas K. Caste and wife, Ann D. Caste, recorded on the 19th day of August, 2003 in Instrument No. 20030819-0120258, in the Register's Office of Davidson County, Tennessee.

William P. Wooten having died July 8th, 2009 in Davidson County, Tennessee. Ingrid A. Wooten being the sole tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION X, PHASE IIB, as recorded in Plat Book 9700, Page(s) 27 and 28.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7389, Page 924.

Terms and provisions of by-Laws recorded in Instrument No. 20081203-0117316.

Charter of Homeowners Association recorded in Book 7402, Page 591.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION, SECTION X, PHASE IIB of record in Book 9394, Page 598, as amended by instrument(s) of record in Book 9780, Page 284 and Instrument No. 20081203-0117317.

Easement for Right of Way, recorded in Book 9304, Page 596 and Book 599, Page 604.

Easement recorded in Book 7400, Page 792, Book 2277, Page 619 and Book 3028, Page 605.

This is improved property located at 8515 SAWYER BROWN RD Nashville TN 37221-2404

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of April, 2016.

Ingrid A. Wooten

Ingrid A. Wooten

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ingrid A. Wooten, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2016.

Notary Public

My Commission Expires: 10-11-18