BILL GARRETT, Davidson County
Trans:T20160049266 DEEDWARR
Recvd: 06/10/16 10:06 2 pgs
Fees:13.00 Taxes:887.63

20160610-0058882

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$239,900.00.**

Affiant

Subscribed and sworn to before me, this the 10 day of June, 2016.

Notary Public

My commission expires: 3-21-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William E. Gray, Jr. **Jean P. Gray**	Same	**Map 142-09-0-H Parcel 006.00co**
8954 Sawyer Brown Road		
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Arleen L. Hodge, Trustee of the Arleen L. Hodge Living Trust U/A/D October 3, 2014

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William E. Gray, Jr. and Jean P. Gray, husband and wife

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 8954, together with the Carport designated No. 8954-C, in River Plantation, Section IX, Phase I, 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 I, Condominium Apartments, recorded in Book 7900, Page 98, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, as amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, Register's Office for said County, 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 I, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, and annexation documents recorded in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, Book 9053, Page 256, Book 9247, Page 951 and amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, 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 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Charles D. Hodge and wife, Arleen L. Hodge by Deed dated July 28, 2006 from Jeremy S. Roe and wife, Laurie Roe, of record in Instrument No. 20060731-0091910, Register's Office for Davidson County, Tennessee. The said Charles D. Hodge having since died on March 27, 2014, leaving his wife, Arleen L. Hodge as the sole owner of the property. The said property was further conveyed to Arleen L. Hodge, Trustee of the Arleen L. Hodge Living Trust, dated October 3, 2014, and any amendments thereto by Quitclaim Deed dated October 16, 2014 from Arleen L. Hodge, of record in Instrument No. 20141020-0096392, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 7900, Page 98, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed of River Plantation (Section Nine), Phase I Condominiums, of record in Book 8061, Page 341, and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, Book 9053, Page 256, Book 9247, Page 951, and amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee. (3) By-Laws of River Plantation (Section Nine), Phase I Homeowners' Association, Inc. of record in Book 8061, Page 357, Register's Office for Davidson County, Tennessee. (4) Charter of River Plantation Section Nine Condominiums Homeowners' Association, Inc., of record in Instrument No. 20041105-0133835, said Register's Office. (5) Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, said Register's Office. (6) Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591, said Register's Office. (7) All matters shown on the Boundary Plat in Plat Book 7900, Page 97 and Surveyor's Certificate of Correction in Book 8123, Page 692, said Register's Office. (8) A perpetual easement for sanitary sewer, sewage force main and drainage easement retained in Book 7400, Page 792, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **8954 Sawyer Brown Road, Nashville, Tennessee 37221**

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 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 hand(s) this 2nd day of **June, 2016.**

Arleen L. Hodge, Trustee

Arleen L. Hodge, Trustee of the Arleen L. Hodge Living Trust dated October 3, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Arleen L. Hodge, Trustee of the Arleen L. Hodge Living Trust,** the within named seller, 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 and official seal at Nashville, Tennessee, this 2nd day of **June, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17