Davidson County DEEDWARR
Recvd: 07/08/16 12:51 3 pgs
Fees:18.00 Taxes:887.63
20160708-0070118

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32930-04-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $239,900.00. Elizabeth B. Howard Affiant Subscribed and sworn to before me this 7th day of July, 2016. Notary Public My Commission Expires

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Elizabeth D. Ivey 8526 Sawyer Brown Road Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142 09 0 D 169 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, **Elizabeth B. Howard, Successor Trustee of the Ben and Iva Brown Trust dated February 12, 1993, as amended by Amendment No. 1 dated April 7, 1995 and Amendment No. 2 dated October 4, 2000**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth D. Ivey, an unmarried woman** ("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 improved property located at 8526 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.

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 7th day of July, 2016.

Elizabeth B. Howard, Successor Trustee
Elizabeth B. Howard, Successor Trustee of the Ben
and Iva Brown Trust dated February 12, 1993.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth B. Howard Successor Trustee of the Ben and Iva Brown Trust dated February 12, 1993**, 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 7th day of July, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 8526, together with the carport designated No. 8526-C, in River Plantation, Section Ten, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Ten, Phase I, Condominium Apartments, recorded in Book 7900, page 945, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, amended in Instrument No. 20081203-0117317, Register's Office for Davidson County, Tennessee, 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 Ten, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, amended in Instrument No. 20081203-0117317, Register's Office for Davidson County, Tennessee, are incorporated in this description and made a part hereof the same as though copied herein.

Being the same property conveyed to Iva Hudgins Brown, Trustee of the Ben and Iva Brown Trust dated February 12, 1993, as amended by Amendment No. 1 dated April 7, 1995 and Amendment No. 2 dated October 4, 2000, and her successors in Trust by deed dated October 25, 1995 from Haury and Smith Contractors, Inc. of record in Book 9840, page 164, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 142 09 0 D 169 00CO.
2. Declaration of Covenants, Conditions By-Laws 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. By-Laws of River Plantation Section Ten Condominium Homeowners Association, Inc., of record in Instrument No. 20081203-0117316, 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 (and By-Laws) for River Plantation Section Ten, Phase One, of record in Book 9394, page 598, amended in Instrument No. 20081203-0117317, 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 as Book 7900, page 945, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 944, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewer, sewage force main and drainage of record in Book 7400, page 793, Register's Office for Davidson County, Tennessee.
9. Easement for right of way of record in Book 9304, Page 596, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY