BILL GARRETT, Davidson County
Trans:T20160073044 DEEDWARR
Recvd: 08/22/16 11:54 2 pgs
Fees:13.00 Taxes:925.00
20160822-0087523

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $250,000.00 (Two Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 19th day of August, 2016.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires OCT 18, 2016 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Phyllis L. Powell 8803 Sawyer Brown Road Nashville, TN 37221	**SAME AS NEW OWNER**	142130C07300CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FREDERICK M. LANGRECK, EXECUTOR OF THE ESTATE OF DOROTHY C. LANGRECK A/K/A DOROTHY CONNOR LANGRECK,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PHYLLIS L. POWELL, A WIDOW,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Unit No. 8803, together with the carport designated No. 8803-C, in River Plantation, Section Eleven, Phase One (I), a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on plat of River Plantation, Section Eleven, Phase I, Condominium Apartments, recorded in Book 9700, Page 482, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, said 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 Eleven, Phase One (I), Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, et. seq., annexation documents in Book 11029, Page 592, Book 11156, Page 361, Plat Book 9700, Page 694 and Plat Book 9700, Page 748, 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, Plat in Book 7900, Pages 745, et. seq., as re-recorded in Book 7900, Page 945, Register's Office for said County.

Being the same property conveyed to Ralph F. Langreck and wife, Dorothy C. Langreck by deed from Haury and Smith Contractors, Inc. of record in Book 11178, Page 642, Register's Office for Davidson County, Tennessee. Ralph F. Langreck having since died February 14, 2012, being survived by his wife, Dorothy C. Lngreck a/k/a Dorothy Connor Langreck. Dorothy C. Langreck a/k/a Dorothy Connor Langreck having since died February 27, 2016 testate as evidenced by Probate File 16P421, Probate Clerk's Office for Davidson County, Tennessee. Frederick M. Langreck was appointed Executor of the Estate of Dorothy C. Langreck a/k/a Dorothy Connor Langreck by Letter of Testamentary dated April 7, 2016, Docket No. 16P421 in the Circuit Court of Davidson County, Tennessee Probate Division.

Being also known as 8803 Sawyer Brown Road, Nashville, Tennessee 37221.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **8803 SAWYER BROWN ROAD** **NASHVILLE, TN 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 GRANTEE(S), their heirs and 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016074281

WITNESS, this 19th day of August, 2016

Estate of Dorothy C. Langreck a/k/a Dorothy C. Langreck

BY: _____, Ex.
Frederick M. Langreck, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of August, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Frederick M. Langreck** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **Executor** of the **Estate of Dorothy C. Langreck a/k/a Dorothy Connor Langreck,** and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 19th day of August, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

_____
Notary Public

Commission Expires: _____

LTSR Number: GTE File: 2016074281