Davidson County	DEEDWARR
Recvd: 09/30/16 15:39	3 pgs
Fees:18.00 Taxes:943.50	
20160930-0103560	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF SEPTEMBER, 2016,

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

KIMBERLY CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN 8 2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Harold Burnsed and Patsy Burnsed, or assigned	NEW OWNER	142 13 0C 081.00
(NAME)	(NAME)	
8728 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Barbara Jean Pruitt, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harold L. Burnsed and wife, Patsy H. Burnsed**, 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:

Unit No.8728, together with the carport designated No. 8728 –c, in River Plantation, Section Eleven, Phase 1A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 1A, Condominium Apartment, recorded in Book 9700, page 694, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11029, page 592, Register's Office for Davidson County, Tennessee, and Plat Book 9700, page 482, 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 1A, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven , Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation documents of record in Book 11156, page 361, and Plat Book 9700, page 748, Section Eleven, Phase 3, Plat Book 9700, page 835, annex. Document in Book 11332, page 184 said

Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Barbara Jean Pruitt, widow by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation dated March 10, 1999 and recorded March 12, 1999 in Book 11382, Page 793, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8728 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this the 29th day of September, 2016

Barbara Jean Pruitt

Barbara Jean Pruitt

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Barbara Jean Pruitt, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th of September, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CRASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: FRN-166077SSO

I, Kim Carter, do hereby make an 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.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

