G#29019-3

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20160093266 DEEDWARR Recvd: 10/21/16 14:12 2 pgs Fees:13.00 Taxes:643.80 20161021-0111622	The actual consideration or value, whichever is greater, for this transfer is **$174,000.00**. Affiant Subscribed and sworn to before me, this the 19th day of October, 2016. Notary Public My commission expires: 4.27.19 (AFFIX SEAL)

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

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sherrie R. Davids	New Owner	**Map 142-010-A Parcel 031.00 co**
8207 Sawyer Brown Road Unit E-5		
Nashville, TN 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, I,

Robert Conrad, an unmarried man

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

Sherrie R. Davids, an unmarried woman

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. E-5 as specified on the Plat shown in the Master Deed, on the Plan of Section 1 River Plantation Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation Section 1, Condominiums, of record under Book 4562, Page 474,and amended supplemental in Instrument No. 20051020-016564, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Section 1 River Plantation Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Book 4562 and Page 474 and amended supplemental in Instrument No. 20051020-016564, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Robert Conrad, unmarried, by Deed from Jean A. Stone, unmarried, dated September 21, 2001, of record in Instrument No. 20011002-0106419, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record in Book 4460, Page 59, said Register's Office for Davidson County, Tennessee;**
2) **Master Deed of River Plantation Section 1, Condominiums, of record in Book 4562, Page 474, amended supplemental in Instrument No. 20051020-016564, Register's Office for Davidson County, Tennessee;**
3) **By-Laws of River Plantation Section 1, Condominiums, Homeowners' Association, Inc. of record in Book 4562, Page 490, Register's Office for Davidson County, Tennessee;**
4) **Charter of River Plantation Section 1, Condominiums, Homeowner's Association, of record in Instrument No. 20050818-0098515, Register's Office for &*v28& County, Tennessee;**
5) **Taxes for the current year have been paid and prorated by the Grantor, and subsequent years not yet due and payable.**

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This is Improved (__X__) Unimproved (____) property, known as **8207 Sawyer Brown Rd. Unit E5, 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 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 **19th** day of **October, 2016.**

Robert Conrad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert Conrad,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **October, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17