WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/16 09:43 3 pgs
Fees:18.00 Taxes:888.00
20161109-0118410

O-SR-16-8609-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lucy C. Muse	Lucy C. Muse	
(NAME)	(NAME)	**142-13-0C-042.00-CO**
8609 Sawyer Brown Rd	8609 Sawyer Brown Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2482	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH R. BONHOTAL AND WIFE, SUSAN BONHOTAL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUCY C. MUSE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8609, together with the carport designated 8609-C, on the Plan of River Plantation, Section 10, Phase II-E, a Horizontal Property Regime, pursuant to the Tennessee Horizontal Property Act, a shown on the Plan of record in Book 9700, Pages 367 and 368, said Register's Office, to which source reference is hereby made for more complete details of description, together with the Apartment's appurtenant undivided percentage interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kenneth R. Bonhotal and wife, Susan Bonhotal by Warranty deed from Donald Charles Donahue, married, Elaine Marie Donahue, unmarried and Beth Cecilia Donahue, now known as Beth Cecilia Weedman, married, as Devisees of the Last Will and Testament of Dolores Loyola Donahue and Donald Charles Donahue, as Personal Representative of the Last Will and Testament of Dolores Loyola Donahue of record in Instrument No. 20130424-0040785 Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on April 24, 2013.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 368, Register's Office for Davidson County, Tennessee;
- Boundary Plat of record in Book 9700, Page 367, in the Register's Office for Davidson County, Tennessee;
- Plats of record in Book 7900, Page (s) 956 and 957, book 9700, pages 27 and 28, Book 9700, pages 143 and 144 as revised in Book 9700, pages 186 and 187, Book 9700, pages 203 and 204, Book 7900, pages 745 and 746 as re-recorded in Book 7900, pages 944 and 945, in the Register's Office for Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Master Deed of River Plantation, Section Ten, Phase II-E of record in Book 9394, Page 958, Book 9669, page 111 as amended in Book 9780, page 284, Book 10024, page 409 and Book 10136, page 708 as amended in Book 10417, page 348 and Amendment to Master Deed Establishing a Horizontal Property Regime of River Plantation, Section Ten, Phase One filed in Instrument Number 20081203-0117317, Register's Office for Davidson County, Tennessee;
- Charter of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee;
- Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or

carport, and/or storage unit, or any claim thereof;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to the flow of any creeks, streams, or branches across subject property;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8609 Sawyer Brown Rd , Nashville, Tennessee 37221-2482**.

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. 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 the 7th DAY OF NOVEMBER, 2016.

Kenneth R. Bonhotal

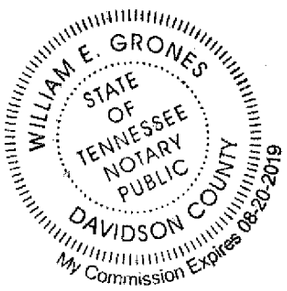
Susan Bonhotal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH R. BONHOTAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN BONHOTAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018