THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311100**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $297,000.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2017. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170026253 DEEDWARR
Recvd: 03/29/17 09:09 2 pgs
Fees:13.00 Taxes:1098.90
20170329-0030328

WARRANTY DEED

Address New Owner: Susan Hammonds-White and Walter White 8722 SAWYER BROWN RD Nashville TN 37221-1415	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-13-0C-087.00 CO

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, **Don Bailey and Annette O. Bailey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Hammonds-White and Walter White, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8722, together with the carport designated No. 8722-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 Apartments, 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, by annexation document in Book 11332, Page 184, and Plat Book 9700, Page 835 said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and 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 by Warranty Deed from Connie Jean Smith, unmarried to Don Bailey and Annette O. Balley, husband and wife as recorded on the 8th day of November, 2016 in Instrument No. 20161108-0118009 and Warranty Deed from Haury and Smith Contractors, Inc. to Connie Jean Smith, unmarried as recorded on the 26th day of February, 1999 in Deed Book 11357, Page 126, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 9700, Page(s) 694, Plat Book 9700, Page 482 and Boundary Plat recorded in Plat Book 9700, Page 515.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7389, Page 924.

Charter of River Plantation Sections 8-11 Umbrella Association, Inc. and River Plantation Section 11 Condominiums Homeowners Association. Inc. recorded in Book 7402, Page 591 and Instrument No. 20100603-0043069.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION, SECTION ELEVEN, PHASE ONE of record in Book 10628, Page 661 and Book 11029, Page 592; also subject to easements, rights and interests 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 building thereon.

This is improved property located at 8722 SAWYER BROWN RD Nashville TN 37221-1415

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 24th day of March, 2017.

Don Bailey

Annette O. Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Don Bailey and Annette O. Bailey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018