THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411359**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Deborah M. Kedrick Affiant Subscribed and sworn to before me, this 28th day of April, 2017. Debbie Mann Notary Public My Commission Expires: _____

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

BILL GARRETT, Davidson County
Trans:T20170036572 DEEDWARR
Recvd: 05/01/17 14:23 2 pgs
Fees:13.00 Taxes:795.50
20170501-0042643

WARRANTY DEED

Address New Owner: John L. Beazley 8207 Sawyer Brown Road #F8 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-01-0A-040.00 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, **Dale Williams and Robert Wayne Williams Jr. mother and son** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John L. Beazley**, ("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. F-8, together with the Carport designated as No. F-8-C, on the Horizontal Property Regime for River Plantations, Section One, as recorded in the Master Deed of record in Book 4562, page 474, amended in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288 and as shown on plat of record in Plat Book 4460, page 59, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ROBERT WILLIAMS and wife, DALE WILLIAMS, by deed from KENNETH A. SAYLE and wife, KATIE LANEY SAYLE, of record in Book 4848, page 900, dated August 30, 1974, said Register's Office.

ROBERT WILLIAMS conveyed his interest to DALE WILLIAMS by quitclaim deed of record in Book 4919, page 19, dated May 30, 1975, said Register's Office.

DALE WILLIAMS conveyed her interest to DALE WILLIAMS AND ROBERT WAYNE WILLIAMS, JR., AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, by quitclaim deed of record in Instrument No. 20030609-0079362, dated June 2, 2003, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 142-01-0A-040.00 CO.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4562, page 474, amended in Instrument No. 20051020-0125654, and Instrument No. 20140219-0014288, said Register's Office.

Assessments, special assessments, charges and liens as set out in Master Deed of record in Book 4562, page 474, said Register's Office.

Easements as contained in Master Deed of record in Book 4562, page 474, said Register's Office.

Matters shown on the Plan of record in Plat Book 4460, page 59, said Register's Office.

Easement to Harpeth Valley Utility District of record in Book 3770, page 6, said Register's Office.

This is improved property located at 8207 Sawyer Brown Road #F8 Nashville TN 37221

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 28th day of April, 2017.

Dale Williams

Robert Wayne Williams Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dale Williams and Robert Wayne Williams Jr., 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 28th day of April, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018