Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170038734 DEEDWARR
Recvd: 05/08/17 09:06 3 pgs
Fees:18.00 Taxes:924.63
20170508-0045194

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,900.00.

Affiant

Subscribed and sworn to me on May 4, 2017.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30454SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Susan Pritchett Allison 8512 Sawyer Brown Road Nashville, TN 37221	Farmington Mortgage, a div. of Capstar Bank 2002 Richard Jones Road Ste 300-A Nashville, TN 37215	142-09-0D-185.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles A. Nelson and Betty L. Nelson, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Susan Pritchett Allison, an unmarried woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 8512, together with the carport designated No. 8512-C, in River Plantation, Section Ten, Phase II-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-B, Condominium Apartments, recorded in Plat Book 9700, Pages 27 and 28, Registers' Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation documents in Book 9669, Page 111, Book 9780, Page 284, and Book 10024, Page 409, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-B, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq. as applied to Section Ten, Phase II-B, by annexation documents in Book 9780, Page 284; Book 9669, Page 111; Book 10024, Page 409 and Instrument No. 20081203-0117317, Register's Office for Davison County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as thought copied herein.

Being the same property conveyed to Charles A. Nelson and wife, Betty L. Nelson by Warranty deed from Haury and Smith Contractors, Inc. of record in Book 10105, page 860, Register's Office for Davidson County, Tennessee, dated June 27, 1996 and recorded on July 01, 1996.

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

1. 2017 Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee.
3. 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, though, 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 River Plantation, Section Ten, Phase II-B of record in Book 9394, Page 598, Book 9780, page 284 and annexed in Instrument No. 20081203-0117317, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions and Restrictions of River Plantation Sections 8-11 Umbrella Association of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Charter of River Plantation Sections 8-11 Umbrella Associations, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
6. By-Laws of River Plantation Homeowners Association, Inc. of record in book 9394, page 613, in the Register's Office for Davidson County, Tennessee.
7. A Perpetual Easement for Sanitary Sewer, Sewerage Force Main and Drainage of record in Book 7400, Page 792, in the Register's Office for Davidson County, Tennessee.
8. Easement and right-of-way granted to the United States of America acting by and through its agent; the Tennessee Valley Authority, for the purpose of construction, operation and maintenance of electric power transmission line and/or lines by Declaration of Taking of record in Book 2277, Page 619, said Register's Office, as fully and finally confirmed by Judgment of record in Book 3028, Page 605, said Register's Office.
9. That portion of premises embraced within Charter right-of-way of N. C. & St. L. Railway.
10. Easement for flow of Harpeth River.

This property is also known as improved property located at 8512 Sawyer Brown Drive, 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 4 day of May, 2017.

Charles A. Nelson

Betty L. Nelson

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me personally appeared Charles A. Nelson and Betty L. Nelson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on May 4, 2017.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY
MY COMMISSION EXPIRES SEPTEMBER 11, 2017