# WARRANTY DEED




State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert C. Loedding and Jeanne M. Loedding | Robert C. Loedding and Jeanne M. Loedding | 142-13-0C-118.00 |
| (NAME) | (NAME) | |
| 8643 Sawyer Brown Road | 8643 Sawyer Brown Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20170041910 DEEDWARR
Recvd: 05/17/17 10:41 2 pgs
Fees:13.00 Taxes:1110.00
20170517-0048828

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Juanita S. Nicholson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert C. Loedding and Jeanne M. Loedding, husband and wife** 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:

LAND in Davidson County, Tennessee, described as follows, to wit: BEING Unit No. 8643, together with the carport designated No. 8643-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 3, 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 3, Condominium Apartments, recorded in Book 9700, Pages 835 and 836, 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 11332, Page 184, Register's Office for Davidson County, Tennessee, and Plat Book 9700, Pages 835 and 836, 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 3, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, as applied to Section Eleven, Phase 3, by annexation document of record in Book 11332, Page 184, and Plat Book 9700, Pages 835 and 836, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Juanita S. Nicholson, widow, by Warranty Deed from Haury and Smith Contractors, Inc., dated 5/17/00 and recorded 5/26/00 in Instrument No. 20000526-0052524, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8643 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hands this 10th day of May, 2017.

Juanita S. Nicholson

State of Tennessee
County of Sumner

Personally appeared before me Juanita S. Nicholson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2017.

Notary Public
My Commission Expires: _____

File No.: 173021

