File BOX 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612314** BILL GARRETT, Davidson County Trans:T20170059304 DEEDWARR Recvd: 07/11/17 14:26 2 pgs Fees:13.00 Taxes:791.43 20170711-0069772	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $213,900.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2017. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 12, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Edwin Hamlett and Linda W. Hamlett 8207 Sawyer Brown Road D5 Nashville TN 37221	New Owner	Tax Parcel ID No. 142-01-0A-023.00 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, **Terry R. Quillen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Edwin Hamlett and Linda W. Hamlett, a married couple**, ("Grantees"), their 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. D-5, together with the Carport designated as No. D-5-C, on the Horizontal Property Regime for River Plantation Section One, as recorded in the Master Deed of record in Book 4562, page 474, amended in Instrument No. 20051020-0126564 and in Instrument No. 20140219-0014288, also 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 TERRY R. QUILLEN, by deed from HORACE G. GASKINS and wife, GLORIA W. GASKINS, of record in Instrument No. 20061102-0136070, dated October 31, 2006, said Register's Office.

Michael T. Hines joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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-023.00 CO.

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 D5, 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 7th day of July, 2017.

Terry R. Quillen

Michael T. Hines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry R. Quillen and Michael T. Hines, 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 7th day of July, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018