Davidson County DEEDWARR
Recvd: 07/17/17 10:19 4 pgs
Fees:23.00 Taxes:1139.60
20170717-0071435

33742

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33742-06-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $308,000.00. Affiant Subscribed and sworn to before me this 12th day of July, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Michael J Clepper Anne M Clepper 8946 Sawyer Brown Road Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142 09 0 H 014 00CO

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, **Sara Margaret Morris Gill and Edward Patrick Morris, Jr. and Mary Dorothy Morris Bergstrom, devisees under the Last Will and Testament of Sara G. Morris, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael J. Clepper and Anne M. Clepper, husband and wife** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8946 Sawyer Brown Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 12th day of July, 2017.

Sara Margaret Morris Gill
Sara Margaret Morris Gill

Edward Patrick Morris JR by Sara Margaret Morris Gill his Attorney in Fact
Edward Patrick Morris, Jr., by Sara Margaret Morris Gill, his Attorney-in-fact

Mary Dorothy Morris Bergstrom by Sara Margaret Morris Gill her Attorney in Fact
Mary Dorothy Morris Bergstrom, by Sara Margaret Morris Gill, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara Margaret Morris Gill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara Margaret Morris Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Edward Patrick Morris, Jr. and Mary Dorothy Morris Bergstrom and she is authorized by Edward Patrick Morris, Jr. and Mary Dorothy Morris Bergstrom to execute this instrument on their behalf.

Witness my hand, at office, this 12th day of July, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 8946 together with carport designated No-8946-C on the Plan of River Plantation Section IX Phase I of record in Plat Book 7900, page98, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Nine) Phase I, a horizontal property regime established by Master Deed of record in Book 8061, page 341, amended in Book 8494, page 628, Book 8591, page 251, Book 8666, page319, Book 8975, page 89, Book 9053, page 256, Book 9247, page 951, Book 9326, page 713, Instrument No. 20041124-0140994 and Instrument No. 20050602-0062760, said Register's Office.

Being the same property conveyed to Sara Glenn Morris by deed dated October 31, 2006 from Thomas F. Mottola and Marguerite Elizabeth Mottola Darrohn and Floyd Aubrey Mottola and Anthony Mottola and Anna Marie Mottola Dale of record in Instrument No. 20061107-0138480, Register's Office for Davidson County, Tennessee. Sara Glenn Morris, a/k/a Sara G. Morris died on January 23, 2017 leaving a Last Will and Testament filed for Probate in Docket No. 17P-155, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, subject property was devised to Sara Margaret Morris Gill, Edward Patrick Morris, Jr. and Mary Dorothy Morris Bergstrom.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 142 09 0 H 014 00CO.
2. Declaration of Covenants, Conditions and Restrictions for River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for River Plantation (Section Nine) Phase I, of record in Book 8061, page 341, amended in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, Book 8975, page 89, Book 9053, page 256, Book 9247, page 951 and Book 9326, page 713, Instrument No. 20041124-0140994, and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 7900, page 98, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

