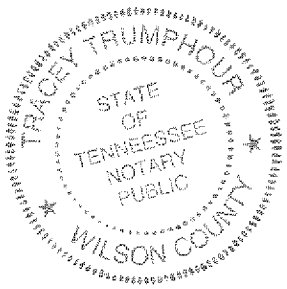
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: May 17, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry Tolle	Jerry Tolle	142-09-OD-176.00
(NAME)	(NAME)	
8596 Sawyer Brown Road, 8596	8596 Sawyer Brown Road, 8596	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 8956 DEEDWARR
10/05/2017 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20171005-0102452

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nell H. Ross**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jerry Tolle and Sue Tolle, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Unit No. 8596, together with the carport designated No. 8596-C, in River Plantation, Section Ten, Phase One, 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 I, Condominium Apartments, recorded in Plat Book 7900, Page 745 and re-recorded in Plat Book 7900, Page 945, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, amended in Instrument No. 20081203-0117317, said Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Nell H. Ross by Warranty Deed from Mildred S. Rust, dated June 17, 2009 and recorded June 22, 2009 of record in Instrument No. 20090622-0058134, Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 7900, Page 745, and re-recorded in Plat Book 7900, Page 945, in the Register's Office for Davidson County, Tennessee; Rights of the Co-Owners of Haury & Smith Contractors, Inc., in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 9394, Page 598, Amended recorded in Instrument No. 20081203-0117316, Amended recorded in Instrument No. 20081203-0117317, Annexation recorded in Book 9669, Page 111, Annexation recorded in Book 9780, Page 284, Annexation recorded in Book 10024, Page 409, Annexation recorded in Book 10136, Page 708 and Annexation recorded in Book 10417, Page 348, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute. NOTE: The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien. Covenants, conditions, easements and restrictions recorded, as Book 7389, Page 924, in the Register's Office for

Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase and right of first refusal; Easement recorded in Book 206, Page 403 and Book 5612, Page 29 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8596 Sawyer Brown Road, 8596, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 4th day of October, 2017.

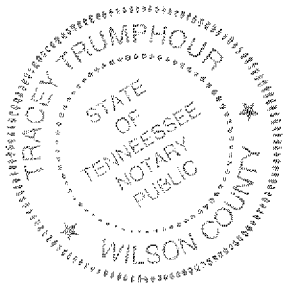
Nell H. Ross

State of Tennessee
County of Wilson

Personally appeared before me Nell H. Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of October, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

