Bill Garrett Davidson County
Batch# 22114 DEEDWARR
11/03/2017 02:39:05 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20171103-0113265

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1378

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Garvey, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph D. Dillingham and Shannon L. Dillingham, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 9015, River Plantation, Section IX, Phase 11-D, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase 11-D, a Condominium, a Horizontal Property Regime recorded in Plat Book 7900, pages 519 and 520, said Register's Office, and described in a Master Deed recorded in Book 8061, page 341, as amended in Book 9326, Page 713, and Instrument 20041124-0140994, made applicable by Book 8844, page 642, as corrected in Book 8975, page 89, said Register's Office, 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 9), Condominium Apartments contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, page 341, as amended in Book 9326, page 713 and Instrument No. 20041124-0140994, made applicable by Book 8844, page 642, as corrected in Book 8975, page 89, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to John Garvey and Linda Garvey, husband and wife, by deed from Ronald L. Dix and Teri L. Dix, married, joint tenants with Rights of Survivorship, dated July 6, 2009, of record in Instrument No. 20090710-0064790, Register's Office for Davidson County, Tennessee. Linda Garvey having since died on December 1, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 9015 Sawyer Brown Road, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of October, 2017.

John Garvey

State of Tennessee)
County of Davidson)

On this 31st day of October, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Garvey, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 275,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of October, 2017.

Notary Public

My Commission Expires: 11-3-20

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joseph D. Dillingham	NEW OWNER	142-09-0H-109.00
712 GLEN IRIS CT NASHVILLE, TN 37221		