WARRANTY DEED

Bill Garrett Davidson County
Batch# 26041 DEEDWARR
11/15/2017 02:29:30 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20171115-0117526

17-10-007

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$305,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of November, 2017

Notary Public

My Commission Expires: 07/02/18

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ROBERT WOOLF AND BARBARA E. WOOLF	"NEW OWNER"	142-09-0H
(NAME) 9025 Sawyer Brown Road	(NAME)	125.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JOAN COTHRAN WILSON, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT WOOLF AND WIFE, BARBARA E. WOOLF**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

UNIT No. 9025, together with the Carport designated No. 9025 -C, in River Plantation, Section IX, Phase II-E, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-E, Condominium Apartments, recorded in Book 7900, page 583 and 584, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, and further described in annexation document of record in Book 9053, Page 256 and as amended in Book 9326, page 256 and Inst. No. 20041124-0140994, Register's Office for Davidson County, Tennessee, 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 IX, Phase II-E, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, and annexation document in Book 9053, Page 256, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, Register's Office for said County, and annexation documents in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, Book 8975, Page 89, and Book 9053, Page 256, said Register's Office.

BEING all the same property conveyed to JOAN COTHRAN WILSON, UNMARRIED by deed from JAMES NORMAN HOLCOMBE AND WIFE, DIONNE S. HOLCOMBE, of record in Instrument No. 20150416-0140994, said Register's Office.

THIS conveyance is subject to Declaration of Restrictive Covenants and By-Laws, of River Plantation Section 8-11 Umbrella Association of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **9025 Sawyer Brown Road, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 15th day of November, 2017.

Joan Cothran Wilson

JOAN COTHRAN WILSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOAN COTHRAN WILSON**, the bargainor(s), 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 and official seal at Nashville, Tennessee, this 15th day of November, 2017.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

Scott D. Weiss

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public