THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-24166

Bill Garrett Davidson County
Batch# 28174 **DEEDWARR**
11/20/2017 12:47:32 PM 2 pgs
Fees: $13.00 Taxes: $974.95

20171120-0118912

JAMES A. WALCHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 263,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald D. Mann II	owner	MAP 142-09-0H
8921 Sawyer Brown Road		PARCEL -137.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thomas R. Gildemeister and wife, Julia W. Gildemeister**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald D. Mann II, unmarried**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 8921, together with the carport designated No. 8921-C, in River Plantation, Section IX, Phase II-F, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-F, Condominium Apartments, recorded in Book 7900, Pages 672 and 673, Register' s Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 8061, Page 341, as amended in Book 9326, Page 713, said Register' s Office, and further described in annexation document of record in Book 9247, Page 951, 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-F, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Page 341-346, and annexation document in Book 9247, Page 951, Register' s Office for Davidson County, Tennessee, are incorporated in this deed by reference are 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 7369, Page 924, and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, as amended in Book 8975, Page 89, Book 9053, Page 256, Book 9247, Page 951, and Book 9247, Page 951, Register' s Office for said County

.Being the same property conveyed to Thomas R. Gildemeister and wife, Julia W. Gildemeister by Warranty Deed from Charles Joel White, Eli G. White, Jr., Will T. White and Carol Marie Durham and Charles Joel White Administrator of the Estate of Katherine J. White of record in Instrument No. 20120530-0046577 Register's Office for Davidson County, Tennessee, dated May 25, 2012 and recorded on May 30, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018 and subsequent years; (2) Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 672 and 673; (3) the Master Deed establishing a Horizontal Property Regime of River Plantation of record in Book 8061, Page 341, with Section Nine annexation(s) 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 and Book 9247, Page 951, as amended in Book 9326, Page 713 and further supplemented and amended in Instrument No. 20041124-0140994; (3) Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, Page 924; (4) By-Laws of record in Book 8061, Page 357; (5) Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591; (6) Charter of River Plantation Section Nine Condominiums Homeowners Association, Inc. of record in Instrument Number 20041105-0133835; (7) Easement and Right of Way for electric power transmission purposes of record in Book 2277, Page 619 and Book 3028, Page 605; (8) Subject to rights of others in and to the common areas and/or elements; (9) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (10) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8921 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this the 17th day of November, 2017.

Thomas R. Gildemeister

Julia W. Gildemeister

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 **Thomas R. Gildemeister** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of November, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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 **Julia W. Gildemeister** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of November, 2017.

my Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN