ADDRESS NEW OWNER: Jeffrey Parks
Brenda Parks
8815 Sawyer Brown Road
Nashville, TN 37221

SEND TAX BILL TO:
NEW OWNER

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

MAP-PARCEL NOS. 142-13-C-105.00 CO

Bill Garrett Davidson County
Batch# 45304 DEEDWARR
01/08/2018 12:00:31 PM 2 pgs
Fees: $13.00 Taxes: $981.08
20180108-0002236

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sarah G. Jordan, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Parks and Brenda Parks, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being a certain condominium Apartment in Davidson County, Tennessee, being Unit No. 8815, together with Carport No. C-8815 of River Plantation Condominiums, Section XI, Phase 2, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq., as amended Tennessee Code Annotated and as established by a Master Deed for River Plantation Condominiums of record in Book 10628, Page 661, as annexation of Record in Book 11156, Page 361, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws Appended thereto, of record in Book 10628, page 677, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to The Plan of River Plantation Condominiums, of record in Book 9700, Page 748, said Register's Office, for a more complete identification and description of such lot.

Being the same property conveyed to Sarah G. Jordan from Martha Manning Thomas, a single person, by Warranty Deed recorded on July 5, 2007, in Instrument No. 20070705-0079699, Register's Office for Davidson County, Tennessee.

This is property with a common address of 8815 Sawyer Brown Road, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid by the Grantor at closing.(2) All matters appearing on the Plan of record in Plat Book 9700, Page 748, Register's Office for Davidson County, Tennessee.(3) Master Deed in Book in Book 10628, Page 661; Book 11029, Page 592; Book 11156, Page 361; Book 11332, Page 184; Book 11432, Page 903; Instrument No. 20010131-0009315; and Instrument No. 20010911-0098566; all in said Register's Office.(4) Declaration of Restrictive Covenants and By-Laws for Sections 8-11, Umbrella Association in Book 7389, Page 924, said Register's Office.(5) Declaration of Taking for Transmission Lines in Book 2277, Page 619, said Register's office.(6) Final Judgment regarding power lines in Book 3028, Page 605, said Register's Office.(7) Retention of perpetual easements for sanitary sewer, sewerage, force mains and drainage in Book 7400, Page 792, said Register's Office.(8) Charter of River Plantation, Sections 8-11, Umbrella Association in Book 7402, Page 591, said Register's Office.(9) Charter of Section 11 Homeowners Association in Instrument No. 20100603-0040369, said Register's Office.(10) Boundary Plat, River Plantation, Section XI, Phase II, in Plat Book 9700, Page 566, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of December 2017.

Sarah Jordan by Mary Fernandes, Attorney in Fact

**Sarah G. Jordan by Mary Fernandes, Attorney in Fact**

STATE OF Virginia
COUNTY OF Washington

On this 14 day of December 2017 personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary Fernandes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Sarah G. Jordan, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded in Instrument No. ~~1686463~~ * in said Register's Office.

Witness my hand and official seal at office, this 14 day of December 2017

* Instrument # 20180108-0002235

Notary

Amanda Farrow
Notary Public
My Commission Expires: 7/31/21

AMANDA BROOKE FARROW
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

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STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $265,155.00.

Affiant

Subscribed and sworn before me this 18th day of December 2017.

Nathan L Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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File No. 1712K318