THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24279

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 274,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith M. Cottis and Courtney Wood	New Owner	MAP 142-09-0D-
8519 Sawyer Brown Road		PARCEL 192.00-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, I, **Kimberly Coakley, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith M. Cottis and Courtney Wood, a married couple**

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

A certain condominium located in Davidson County, Tennessee, being Unit No. 8519, together with the carport designated No. 8519-C, in River Plantation, Section Ten, Phase II-B, 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 II-B, Condominium Apartments, recorded in Plat Book 9700, pages 27 and 28, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation documents in Book 9669, Page 111, Book 9780, Page 284, and Book 10024, Page 409, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-B, by annexation documents in Book 9780, page 284; Book 9669, page 111; and Book 10024, page 409, 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.

Being the same property conveyed to Kimberly Coakley by Warranty deed from Marilyn Sue Burnell, unmarried of record in Instrument No. 20161130-0125463 Register's Office for Davidson County, Tennessee, dated November 29, 2016 and recorded on November 30, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1)Taxes for the year 2018, which have been prorated and assumed by Grantee; (2) Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7389, Page 924; and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Ten, Phase II-B of record in Book 9394, Page 598, as amended in Book 9669, Page 111, Book 9780, Page 284, Book 10024, Page 409 and Instrument No. 20081203-0117317; (4) By-Laws of record in Book 9394, Page 613, as amended in Instrument No. 20081203-0117316; (5) Charter of River Plantation Section 8 - 11 Umbrella Association, Inc. of record in Book 7402, Page 591; (6) Easement and right-of-way granted to the United States of America acting by and through its agent, the Tennessee Valley Authority, for the purpose of construction, operation and maintenance of electric power transmission line and/or lines, by Declaration of Taking of record in Book 2277, Page 619, as fully and finally confirmed by Judgment of record in Book 3028, Page 605; (7) Easement for Sanitary Sewer, Sewage Force Main and Drainage of record in Book 7400, Page 792' (8) Right-of-Way Deed(s) to the Metropolitan Government of Nashville and Davidson County, of record in Book 9304, Page 596, Book 9304, Page 599 and Book 9304, Page 604; (9) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (10) Subject to rights of others in and to the common areas and/or elements; (11) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8519 Sawyer Brown Road; Nashville, TN 37221.**

Bill Garrett Davidson County
Batch# 52100 **DEEDWARR**
01/29/2018 08:57:32 AM 2 pgs
Fees: $13.00 Taxes: $1,015.65

20180129-000

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 my hand this the 19 day of January, 2018.

Kimberly Coakley

Kimberly Coakley

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 **Kimberly Coakley** 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 for the purposes therein contained.

Witness my hand and official seal this the 19 day of January, 2018.

My Commission expires: 1-6-20

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

Notary Public