**THIS INSTRUMENT WAS PREPARED BY**

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

Bill Garrett Davidson County
Batch# 72075 **DEEDWARR**
03/22/2018 09:50:32 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180322-0027022

STATE OF TENNESSEE
COUNTY OFWILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **285,000.00**.

Bradley Tyller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BROOKE SHOAF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMM. EXP. 05/06/2019

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Miller & Charlotte Miller | New Owner | MAP 142-13-0C- |
| 8625 Sawyer Brown Road | | PARCEL 126.00-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, **Terrance B. Shirey and wife, Melissa Shirey**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Miller and Charlotte Miller, husband and wife**

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. 8625, together with the carport designated No. 8625-C, in River Plantation, Section Eleven, Phase 3, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 3, a Condominium Apartments, recorded in Book 9700, Pages 835 and 836, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Book 11332, Page 184, Register's Office for Davidson County, Tennessee, and Plat Book 9700, Page 835 and 836, 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 Eleven, Phase 3, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Book 9700, Page 482, et. seq., Register' Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by Annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, Page 361, and Plat Book 9700, Page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, Page 184, and Plat Book 9700, Page 835; and Section Eleven, Phase 4, by annexation document of record in Book 11432, Page 903, and Plat Book 9700, Pages 884 and 885, and Book 11684, Page 675, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Terrance B. Shirey and wife, Melissa Shirey by Warranty deed from Thomas H. Morton and wife, Noel O. Morton of record in Instrument No. 20050303-0023801 Register's Office for Davidson County, Tennessee, dated March 01, 2005 and recorded on March 03, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Real Property Taxes for the year 2018, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of River Plantation, Section 8-11 Umbrella Association, Inc., of record in Plat Book 7900, Pages 745, et. seq., as re-recorded in Book 7900, Page 945; (3) Subject to all matters shown on the Plan of record in Plat Book 9700, Pages 835 and 836, Book 9700, page 482, Book 9700, page 694, Book 9700, page 748, Book 9700, page 835 and Book 9700, page 884 and 885; (4) Subject to the Conditions, Restrictions and Covenants of record as set forth in the Charter of River Plantation, Section 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat Book 7900, page 745, *et.seq.*, as re-recorded in Book 7900, page 945; (5) the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Eleven, Phase One of record in Book 10628, Page 661, as made applicable to Section Eleven, Phase Three by Annexation of Additional Land as of record in Book 11332, page 184, Book 11029, page 592, Book 11156, page 361, Book 11332, page 184, Book 11432, page 903 and Book 11684, page 675; (6) Charter of River Plantation Section Eleven Condominiums of record in Book 7402, Page 591 and Instrument Number 20100603-0043069; (7) Easement to Tennessee Valley Authority of record in Book 2277, Page 619 and Book 3028, page 605; (8) Quitclaim Deed for Open Space of record in Instrument Number 20090825-0079852; (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 **8625 Sawyer Brown Road, Nashville, TN 37221.**

return to: **DLO Title, LLC**
**101 SE Parkway Court, Ste 220**
**Franklin, TN 37064-3982**

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 our hands this the 21st day of March, 2018.

Melissa Shirey

Terrance B. Shirey by Melissa Shirey, Attorney-in-Fact

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 **Melissa Shirey** 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 21st day of March, 2018.

My Commission expires 1-6-20

Notary Public

JAMES A. HAGGERTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 **Melissa Shirey** 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 on behalf of **Terrance B. Shirey**, as his Attorney in Fact, as the free act and deed of the within named **Terrance B. Shirey**.

Witness my hand and official seal this the 21st day of March, 2018.

My Commission expires 1-6-20

Notary Public

JAMES A. HAGGERTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY