**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 180315332**

Bill Garrett Davidson County
Batch# 82131 DEEDWARR
04/18/2018 09:50:50 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180418-0036433

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

KCR
Affiant

Subscribed and sworn to before me, this 13th day of April, 2018.

VAnderson
Notary Public
My Commission Expires: _____

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Frederick J. Portier<br>105 Bosc Ct.<br>Thurmont, MD 21788 | New Owner | Tax Parcel ID No.<br>142-13-0C-063.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathy P. Burkhalter and Harry W. Peffen, III as Co-Executors for the Estate of Ann Workman Peffen** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frederick J. Portier and Rebecca W. Portier, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 8706, together with the carport designated No. 8706-C, in River Plantation, Section Eleven, Phase one (I), 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 I, Condominium Apartments, recorded in Book 9700, Page 481, Register's office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, said 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 Eleven, Phase one (I) Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, et. seq., 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 by Warranty Deed from Haury and Smith Contractors, Inc. to Ann W. Peffen, widow, as recorded on the 13th day of July, 1998 in Deed Book 11016, Page 780, in the Register's Office of Davidson County, Tennessee. Ann W. Peffen, a/k/a Ann Workman Peffen, now being deceased on March 31, 2017 in Davidson County, Tennessee. The Estate of Ann Workman Peffen is currently being probated in Davidson County Probate Court Case No. 17P595.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION XI, PHASE I, as recorded in Plat Book 9700, Page(s) 481-482.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7389, Page 924.

Terms and provisions of by-Laws recorded in Book 4691, Page 906 and Instrument No. 20170921-0096904.

Terms and provisions of the Articles of Incorporation of River Plantation, Section 8 11 Umbrella Inc., recorded in Book 7402, Page 591.

Charter of Homeowners Association recorded at Instrument No. 20100603-0043069.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 4562, Page 474, Book 4661, Page 334, Book 4784, Page 464, Book 4956, Page 756, Book 10628, Page 661, Book 11156, Page 361, Book 11432, Page 903 and Instrument No. 20010131-0009315; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 8706 Sawyer Brown Road Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 16th day of April, 2018.

Estate of Ann Workman Peffen

BY: Kathy P. Burkhalter, Co-Executor

BY: Harry W. Peffen, III, Co-Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy P. Burkhalter and Harry W. Peffen, III, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Executors for the Estate of Ann Workman Peffen, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of April, 2018.

Notary Public

My Commission Expires: _____

ANNE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018