THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24569

Bill Garrett Davidson County
Batch# 87405 **DEEDWARR**
05/02/2018 10:15:36 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180502-0041584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Joyce E Shaninger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL,2018.

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
Jacques J. Shaninger	Churchill Mortgage Corporation	MAP 142-13-0C-
9201 Sawyer Brown Road	761 Old Hickory Blvd. Ste 400	PARCEL 143.00-CO
Nashville, TN 37221	Brentwood, TN 37027	
(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, **James O. Smith and Betty G. Smith**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacques J. Shaninger and Joyce E. Shaninger, 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 Apartment in Davidson County, State of Tennessee, described as follows, to wit: Unit No. 9201 (Parcel No. 143), Together with the Carport Designated No. 9201-C, in River Plantation, Section Eleven, Phase 6, 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 6, Condominium Apartments, recorded in Instrument No. 20010905-0095982, 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 Instrument No. 20010911-0098566, 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 6, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Book 9700, Page 971, et. seq., Register's 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; Section Eleven, Phase 4, by annexation document of record in Book 11432, Page 903, and Plat Book of record in Book 9700, Page 971, as amended; Section Eleven, Phase 5, by annexation document of record in Instrument No. 20010131-0009315, and Plat of record in Instrument No. 20000918-0092190; and Section Eleven, Phase 6, by annexation document of record in Instrument No. 20010911-0098566, and Plan in Instrument No. 20010905-0095982, said Register's Office, 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 James O. Smith and Betty G. Smith by Warranty Deed from Patricia C. Johnson, unmarried of record in Instrument No. 20080502-0044993 Register's Office for Davidson County, Tennessee, dated April 28, 2008 and recorded on May 02, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **9201 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 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 hand this the 27th day of April, 2018.

James O. Smith

James O. Smith

Betty G. Smith

Betty G. Smith

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 **James O. Smith** 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 27th day of April, 2018.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 **Betty G. Smith** 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 27th day of April, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY