THIS INSTRUMENT WAS PREPARED BY

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

Bill Garrett Davidson County
Batch# 89178 **DEEDWARR**
05/07/2018 11:30:48 AM 2 pgs
Fees: $13.00 Taxes: $1,124.80

20180507-0043394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **304,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 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
Alan Ridley Williams	owner	MAP 142-13-0C-
8637 Sawyer Brown Road		PARCEL 124.00-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, **Diane Bawcum, Executrix of the Estate of Patricia Mahoney Curley**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan Ridley Williams and Brenda Joy Edwards**

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. 8637, together carport designated No. 8637-C of 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, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation, Section Eleven, Phase 3, Condominium Apartments of record in Book 10628, Page 661 and annexation document of record in Book 11332, Page 184, Book 11029, Page 592, Book 11156, Page 361, Book 11432, Page 903 and Book 11684, Page 675, Register's Office for Davidson County, Tennessee., in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to William T. Curley and wife, Patricia T. Curley by Warranty deed from Haury and Smith Contractors, Inc. of record in Instrument No. 20001005-0099247 Register's Office for Davidson County, Tennessee, dated October 3, 2000 and recorded on October 5, 2000. The said William T. Curley died May 2, 2006_, leaving Patricia T. Curley as tenant by the entirety. The said Patricia T. Curley AKA Patricia Mahoney Curley died testate on December 12, 2017. Her estate having been probated of record in Docket No. 18P-283, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Pursuant to the Last Will and Testament of Patricia M. Curley, her real property is to be administered as part of her probate estate. Letters Testamentary dated March 1, 2018, appointed Diane Bawcum to act as Executrix.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) 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; (3) 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; (4) Charter of River Plantation Section Eleven Condominiums of record in Book 7402, Page 591 and Instrument Number 20100603-0043069; (5) Quitclaim Deed for Open Space of record in Instrument Number 20090825-0079852,; (6) 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; (7) 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; (8) Easement to Tennessee Valley Authority of record in Book 2277, Page 619 and Book 3028, page 605; (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 visible easements; (12 All applicable governmental and zoning regulations.

This is IMPROVED property known as **8637 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 my hand this the 4th day of May, 2018.

Estate of Patricia Mahoney Curley

BY: Diane Bawcum, Executrix
Diane Bawcum, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Diane Bawcum, 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 she is the Executrix of the **Estate of Patricia Mahoney Curley**, and is authorized by the Estate to execute this instrument on behalf of the Estate.

Witness my hand and seal this the 4th day of May, 2018.

My Commission expires 1-6-20

Notary Public

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