39B

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

CRT File No. 180516134

Bill Garrett Davidson County
Batch# 96866 **DEEDWARR**
05/25/2018 11:33:03 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180525-0050320

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2018.

Notary Public
My Commission Expires: 3/8/22

POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Roberts and Byron Roberts ~~8519 Sawyer Brown Road~~ ~~Nashville TN 37221~~	New Owner P.O. Box 150791 Nashville, TN 37215	Tax Parcel ID No. 142-09-0D-192.00 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, **Keith M. Cottis and Courtney Wood, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Byron Roberts and Susan Roberts, 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:

Land in Davidson County, Tennessee, being Unit No. 85 19 , together with the carport designated No. 8519-C on the Horizontal Property Regime for River Plantation, Section Ten, Phase II-B, as recorded in the Master Deed of record in Book 9394, page 598 and by Annexation of Additional Land of record in Instrument of Book 9780, page 284, and as set out in Plat of record in Plat Book 9700, page 27, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KEITH M. COTTIS and COURTNEY WOOD, a married couple, by deed from KIMBERLY COAKLEY, of record in Instrument No. 20180129-0008714, dated January 19, 2018, said Register's Office.

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.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 9700, pages 27 and 28, said Register's Office.

Master Deed and By-Laws appended thereto, of record in Book 9394, page 598, amended in Book 9669, page 111 and Book 9780, page 284 , Instrument No. 20081203-0117317 and amendment to By-Laws of record in Instrument No. 20081203-0117316, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, page 924, said Register's Office.

This is improved property located at 8519 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, its 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, its 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 23rd day of May, 2018.

Keith M. Cottis

Keith M. Cottis

Courtney Wood

Courtney Wood

STATE OF ~~TENNESSEE~~ ALABAMA kl)
COUNTY OF ~~DAVIDSON~~ JEFFERSON kl)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith M. Cottis and Courtney Wood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2018.

Kay A. Luse

Notary Public

My Commission Expires: 1/15/20