Bill Garrett Davidson County
Batch# 103776 DEEDWARR
06/13/2018 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20180613-0056582

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

30804-6
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Diane Richey-Haupt 341 Sandcastle Road Franklin, TN 37069	New Owner	142130C13000CO

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **RUTH H. RICHEY, as surviving tenant by the entirety** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **DIANE RICHEY-HAUPT, a single woman** (hereinafter referred to as the "**Grantee**"), her heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being unit 8629, together with Carport No. 8629-C of River Plantation, Section XI, Phase 3, Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as Amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation. Section Eleven, Phase One, Condominiums, of record in Book 10628, Page 661, and made applicable to Section Eleven, Phase 3, in Book 11332, Page 184, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10628, Page 677, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation, Section XI, Phase 3, Condominiums, of record in Book 9700, Pages 835 and 836, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to ELBA L. RICHEY and wife RUTH H. RICHEY, by Warranty Deed from STEVEN E. LANCASTER and wife, DEANA T. LANCASTER, of record in Instrument No. 20050919-0112108, dated September 19, 2005, said Register's Office. ELBA L. RICHEY having since died on or about March 24, 2012, leaving RUTH H. RICHEY as the surviving tenant by the entirety.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantee herein.

This improved property being more commonly known as 8629 Sawyer Brown Road, Nashville, Tennessee 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 Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth above; and Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS THE LEGAL DESCRIPTION IN THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF. PREPARER HAS NOT PERFORMED AN INDEPENDENT TITLE EXAMINATION OF THE SUBJECT PROPERTY.

[Signature Page to Follow]

IN WITNESS WHEREOF, this instrument has been executed this 12th day of June, 2018.

Ruth H. Richey

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public of said County and State, **Ruth H. Richey**, the within named Grantor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2018.

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/8/21

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-210,000.00-.

Affiant

Subscribed and sworn to before me this 12th day of June, 2018.

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/8/21