18-CD-390

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00.

Leslie McCollum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2018.

Gail Hudson
Notary Public

MY COMMISSION EXPIRES: ____
(AFFIX SEAL)

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

Bill Garrett Davidson County
Batch# 109843 **DEEDWARR**
06/28/2018 11:03:44 AM 2 pgs
Fees: $13.00 Taxes: $843.60

20180628-0062458

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-390

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Utah Holdings, LLC a Tennessee limited liability company	Utah Holdings, LLC a Tennessee limited liability company	
(NAME) P.O. Box 90391	(NAME) P.O. Box 90391	142050B10400
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Eight Thousand And No/100 Dollars ($228,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE ESTATE OF RUTH A. WALL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO UTAH HOLDINGS, LLC A TENNESSEE LIMITED LIABILITY COMPANY, 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:

Unit No. S-301, together with the carport designated No. S-301-C, in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, as shown on the plat of RIver Plantation, Condominium Apartments, Section 3, of record in Book 4675, pages 75-77, as amended in Book 4675, page 102; Book 4675, page 104, and Book 4675, page 105, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Leonard L. Wall and wife, Ruth A. Wall, by Warranty Deed from Thomas C. Kartak, single, dated April 28, 1976, recorded April 29, 1976, of record in Book 5020, page 117, Register's Office for Davidson County, Tennessee. The said Leonard L. Wall, having since died on June 9, 1982, and property vested in Ruth A. Wall, as surviving tenant by the entireties. The said Ruth A. Wall having since died on September 28, 2017.

The Last Will and Testament of Ruth Aveline Wall is of record in Davidson County Chancery Court Docket No. 17-P-2006. Michael Ray Wall is the executor of the Last Will and Testament.

unimproved ☐
This is improved ☒ property, known as 8300 Sawyer Brown Road Unit S301, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness The Estate of Ruth A. Wall this 26 day of June, 2018.

The Estate of Ruth A. Wall

BY: Michael Ray Wall

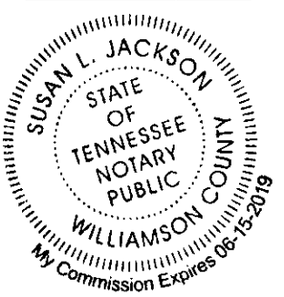
Michael Ray Wall
Executor

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26 day of June, 2018, before me personally appeared the Executor of The Estate of Ruth A. Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged taht he, as Exector of The Estate of Ruth A. Wall, executed the within instrucment for the purpose therein contained.

Witness my hand and official seal at Williamson County, Tennessee this 26 day of June, 2018.

Commission Expires: _____



Susan L. Jackson
Notary Public