STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

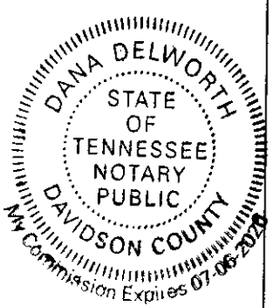
The actual consideration or value, whichever is greater, for this transfer is $262,000.00

Affiant

Subscribed and sworn to before me, this 27th day of September, 2018.

Notary Public

My commission expires: 2/6/20



(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 148083 **DEEDWARR**
10/02/2018 03:38:05 PM 2 pgs
Fees: $13.00 Taxes: $969.40

20181002-0097868

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kyle Leonard Marquardt	**New Owner**	**Map/Parcel 142-09-0-H-007.00CO**
8953 Sawyer Brown Road		
Nashville, TN 37221		

FOR AND IN 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,

Rebecca A. Peeler, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle Leonard Marquardt, an unmarried man

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:

Map/Parcel 142-09-0-H-007.00CO

Land in DAVIDSON County, Tennessee, being a certain Condominium being Unit No. 8953, together with a carport designated No. 8953-C, of River Plantation, Phase I, Section IX, of record in Plat Book 7900, Page 97 and 98, corrected in Book 8123, Page 692, 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 Nine) of record in Book 8061, Page 341, amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, 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.

Being the same property conveyed to Rebecca A. Peeler, by Warranty Deed, from Mary Margaret Pascall, unmarried, and John Patrick Adey, unmarried, as tenants in common with right of survivorship, dated September 16, 2013, of record in Instrument No. 20131011-0107048, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 7900, Page 97 & 98, corrected in Book 8123, Page 692, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20041105-0133835, Register's Office for DAVIDSON County, Tennessee.
TVA Easement of record in Book 2274, Page 547, Book 2277, Page 619, Book 3028, Page 605, Register's Office for DAVIDSON County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

Master Deed of record in Book 8061, Page 341, amended in Book 9326, Page 713, Instrument No. 20041124-0140994, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 8061, Page 357, amended in Instrument No. 20180501-0041146, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8953 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 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/our hand(s) this 27th day of September, 2018.

Rebecca A. Peeler

Rebecca A. Peeler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Rebecca A. Peeler, a single woman, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: 180513JM
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027