Karen Y Johnson Davidson County
Batch# 167973 DEEDWARR
11/28/2018 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,309.43
20181128-0116089

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $353,900.00. Affiant Subscribed and sworn to before me, this 27th day of November, 2018. Notary Public My Commission Expires:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Fred Morgan Holzapfel and wife, Sally Ann Holzapfel 9156 Sawyer Brown Road Nashville, TN 37221	SAME	142090H01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES PHILLIP ESTES AND LLOYD FRANKLIN SMITH, CO-TRUSTEES OF THE ESTES SMITH FAMILY TRUST, dated September 20, 2017**, hereinafter called the Grantors, have bargained and sold, and by these

presents do transfer and convey unto **FRED MORGAN HOLZAPFEL AND WIFE, SALLY ANN HOLZAPFEL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 9156 together with Carport No. 9156-C on the Plan of River Plantation, Phase I, Section IX, of record in Book 7900, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lloyd F. Smith and J. Phillip Estes, as tenants in common with rights of survivorship by deed from Juanita T. Southerland, unmarried, of record in Instrument No. 20110620-0047150, Register's Office for Davidson County, Tennessee, and further conveyed to James Phillip Estes and Lloyd Franklin Smith, Co-Trustees of the Estes Smith Family Trust, dated September 20, 2017, of record in Instrument No. 20171011-0104357, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 7900, page 98, Register's Office for Davidson County, Tennessee.

2. Master Deed and By-Laws establishing a Horizontal Property Regime of River Plantation Condominiums, Phase 1, Section IX, of record in Book 8061, page 341, as amended at Book 9326, page 713; By-Laws at Book 8061, page 357, further amended at Book 9326, page 713 and Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of River Plantation, Section 8 – 11 Umbrella Association, Inc., of record in Book 7389, page 924, amended at Book 8494, page 628, Register's Office for Davidson County, Tennessee.

4. Easement and right-of-way to United States of America of record in Book 2277, page 619 and Book 3028, page 605, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 7344, page 438, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as: 9156 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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 27th day of November, 2018.

James Phillip Estes

Lloyd Franklin Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES PHILLIP ESTES, CO-TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of November, 2018

Notary Public

My Commission Expires: 9/7/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LLOYD FRANKLIN SMITH, CO-TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of November, 2018

Notary Public

My Commission Expires: 9/7/21

195791.1/2002216

True Copy Certification

I, Cathy H. Swyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cathy H. Swyn
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Cathy H. Swyn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Linda Turner Ray
Notary's Signature

My Commission Expires: 9/7/21

Notary's Seal

