WARRANTY DEED

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CO.
3310 WEST END AVE.

BRANDY DAVIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
07/06/2020
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Taffi M. McCord	OWNER	142 09 0H 070.00
(NAME)	(NAME)	
9140 Sawyer Brown Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Marjorie Gowens Hutchison, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taffi M. McCord, individual**, 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. 9140, together with the Carport designated No. 9140-C, in River Plantation, Section IX, Phase II-B (erroneously referred to as 2A in prior deed) Condominium, Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-A Condominium Apartments, recorded in Book 7900, page 325 et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341 as amended in Book 9326, Page 713, Instrument No. 201805010041146 and Instrument No. 200411240140994 et seq, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-A Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-356 as amended in Book 9326, Page 713, Instrument No. 201805010041146 and Instrument No. 200411240140994, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County and annexation documents of record in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, said Register's Office.

Being the same property conveyed to Marjorie Gowens Hutchison, unmarried by Warranty Deed from Haury and Smith Contractors, Inc. dated August 4, 1992 and recorded August 5, 1992 in Book 8694, Page 382, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-188819SSO

Karen Y Johnson Davidson County
Batch# 171090 **DEEDWARR**
12/06/2018 10:30:05 AM 2 pgs
Fees: $13.00 Taxes: $1,043.03

20181206-0118893

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved. ☒ property, known as 9140 Sawyer Brown Rd, 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 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.

Witness our hands this 5th day of December, 2018

Marjorie Gowens Hutchison
Marjorie Gowens Hutchison

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Marjorie Gowens Hutchison, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2018.

Notary Public

My Commission Expires:

(SEAL) 07/06/2020

BRANDY DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 07/06/2020
COUNTY OF DAVIDSON

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