(2)

Karen Johnson Davidson County
Batch# 201917 DEEDWARR
03/05/2019 09:41:39 AM 5 pgs
Fees: $28.00 Taxes: $925.00

20190305-0019928

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

# GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

| Address New Owner | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| **Juana Haven Campbell**<br>8154 Hwy 70 S.<br>Nashville TN 37221 | Same | Map/Parcel Tax ID / Parcel No. 142-13-0C-057.00-CO |

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value for this transfer is $250,000.00

Nancy Nichols Schwartz
**AFFIANT**

THOMAS M. CURTIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me this ~~4th~~ 28 day of ~~March 2010~~. FEBRUARY 2019

Thomas M. Curtis
**NOTARY PUBLIC**

My Commission Expires
My commission expires: April 28, 2020

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Betty Nichols**, unmarried (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Juana Haven Campbell**, a married woman, (the "Grantee"), her heirs, successors, and assigns, certain real estate in Nashville, Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein by reference.

**THIS IS IMPROVED PROPERTY KNOWN AS:**
**8812 SAWYER BROWN ROAD NASHVILLE, TENNESSEE 37221.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, her heirs, successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds herself, her successors, assigns and representatives, to warrant and forever defend the title to the said land to the said

Grantee, her successors 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.

**IN WITNESS WHEREOF**, the Grantor has hereunto set her hand on this 4th day of March 2019.

**GRANTOR:** **BETTY NICHOLS** by her Co-Attorneys in Fact, pursuant to Financial Power of Attorney dated April 10, 2017

By: _____
**Nancy Schwartz**, Co-Attorney in Fact

By: _____
**Daryl Nichols**, Co-Attorney ~~in Fact~~

By: _____
**Dana Burke**, Co-Attorney in Fact

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

**BEFORE ME**, the undersigned, a Notary Public in and for said state and county, personally appeared **Nancy Schwartz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a Co-Attorney in Fact for her mother, **Betty Nichols**, the within-named bargainor, and that she, as Co-Attorney in Fact, being authorized to do so, executed the foregoing General Warranty Deed for the purpose therein contained, by signing her name as Co-Attorney in Fact for Betty Nichols.

**WITNESS** my hand and official seal, at office in Franklin, Tennessee, this 28 day of February, 2019.

STATE OF TENNESSEE NOTARY PUBLIC — THOMAS M. CURTIS — WILLIAMSON COUNTY

_____
**NOTARY PUBLIC**

My Commission Expires: **My Commission Expires April 28, 2020**

STATE OF TENNESSEE )
COUNTY OF Williamson )

**BEFORE ME**, the undersigned, a Notary Public in and for said state and county, personally appeared **Daryl Nichols**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a Co-Attorney in Fact for her mother, **Betty Nichols**, the within-named bargainor, and that she, as Co-Attorney in Fact, being authorized to do so, executed the foregoing General Warranty Deed for the purpose therein contained, by signing his name as Co-Attorney in Fact for Betty Nichols.

**WITNESS** my hand and official seal, at office in Franklin ~~Brentwood~~, Tennessee, this 28 day of February, 2019.

THOMAS M. CURTIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Thomas M. Curtis
**NOTARY PUBLIC**

My Commission Expires: **My Commission Expires April 28, 2020**

STATE OF TENNESSEE )
COUNTY OF Williamson )

**BEFORE ME**, the undersigned, a Notary Public in and for said state and county, personally appeared **Dana Burke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a Co-Attorney in Fact for her mother, **Betty Nichols**, the within-named bargainor, and that she, as Co-Attorney in Fact, being authorized to do so, executed the foregoing General Warranty Deed for the purpose therein contained, by signing her name as Co-Attorney in Fact for Betty Nichols.

**WITNESS** my hand and official seal, at office in Franklin, Tennessee, this 28 day of February, 2019.

THOMAS M. CURTIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Thomas M. Curtis
**NOTARY PUBLIC**

My Commission Expires: **My Commission Expires April 28, 2020**

## EXHIBIT A

## LEGAL DESCRIPTION

**THAT** certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 8812, together with the carport designated No. 8812-C, in River Plantation, Section Eleven, Phase 2, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 2, Condominium Apartments, recorded in Book 9700, page 748, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11156, page 361, Register's Office for Davidson County, Tennessee, and Plat Book 9700, page 748, 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 Eleven, Phase 2, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, et seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; and Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

**BEING** the same property conveyed to Henry Nichols and wife, Betty Nichols by Warranty deed from Jonathan Todd Howard, individually and as Executor of the Estate of Peggy Ellington Howard a/k/a Peggy Howard, deceased of record in Instrument No. 20140825-0077443 Register's Office for Davidson County, Tennessee, dated August 19, 2014 and recorded on August 25, 2014. (Value of consideration shown in aforementioned deed $190,000.00.) The said Henry Nichols having since died on Nov. 29, 2018 vesting title in Betty Nichols as successor tenant by the entirety. Being also known as **8812 Sawyer Brown Road Nashville, Tennessee 37221.**

## EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2019, a lien not yet due and payable, which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 482 and Plat Book 9700, Page 748, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to 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; also subject to the 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 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, Section Eleven, Phase One, of record in Book 10628, Page 661, annexation as to Phase Two of record in Book 11156, Page 361, Register's Office for Davidson County, Tennessee.

4. By-Laws of River Plantation Section Eleven of record in Book 10628, Page 677, in the Register's Office for Davidson County, Tennessee.

5. Charter of River Plantation Section Eleven Condominiums Homeowners Association, Inc., of record in Instrument Number 20100603-0043069, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. Easement to TVA of record in Book 2277, Page 619, Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.