THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319642

Karen Johnson Davidson County
Batch# 212040 DEEDWARR
04/01/2019 10:34:44 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20190401-0029069

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2019.

Notary Public
My Commission Expires: 8/1/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Henry 9101 Sawyer Brown Road Nashville TN 37221	FIRST FARMERS AND MERCAHNTS BANK, 300 Billingsly Ct Franklin, TN 37067	Tax Parcel ID No. 142-09-0H-031.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter C. McAlister and Tracey S. McAlister, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Henry, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit 9101 together with the carport designated 9101-C of River Plantation Phase I Section IX, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 7900, page 98, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Peter C. McAlister and Tracey S. McAllister, husband and wife by Warranty deed from Connie L. Smith Anderson, a married woman of record in Instrument No. 20170911-0092943 Register's Office for Davidson County, Tennessee, dated September 07, 2017 and recorded on September 11, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 98, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 97, as corrected by Surveyor's Certificate of Correction in Book 8123, Page 692, Register's Office for Davidson County, Tennessee.

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 of record in Book 8061, Page 341, with Section Nine annexation(s) in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, Book 8975, Page 89, Book 9053, Page 256 and Book 9247, Page 951, as amended in Book 9326, Page 713, Book 7389, Page 941, Book 7400, Page 792 and further supplemented and amended in Instrument No. 20041124-0140994 and Instrument No. 20180501-0041146, Register's Office for Davidson County, Tennessee.

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.

By-Laws of record in Book 8061, Page 357, in the Register's Office for Davidson County, Tennessee.

Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.

Charter of River Plantation Section Nine Condominiums Homeowners Association, Inc. of record in Instrument Number 20041105-0133835, in the Register's Office for Davidson County, Tennessee.

Easement and Right of Way for electric power transmission purposes of record in Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

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

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 9101 Sawyer Brown Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2019.

Peter C. McAlister

Tracey S. McAlister

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter C. McAlister and Tracey S. McAlister, 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 29th day of March, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020