THIS INSTRUMENT PREPARED BY:
Law Office of DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $284,000.00.

Nancy D Crowell
AFFIANT

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

Shannon D. Walker
Notary Public

My Commission Expires:
March 8, 2021

SHANNON D WALKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Karen Johnson Davidson County
Batch# 216700 DEEDWARR
04/12/2019 09:21:20 AM 5 pgs
Fees: $28.00 Taxes: $1,050.80
20190412-0033463

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Linda S. Rideout 8906 Sawyer Brown Road Nashville, TN 37221	New Owner	142-09-0H-039.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

JAMES H. CROWELL, JR. and NANCY D. CROWELL, CO-TRUSTEES, of the James H. Crowell, Jr. and Nancy D. Crowell Revocable Trust dated May 20, 2016

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

LINDA S. RIDEOUT

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto.

BEING improved property, known as 8906 Sawyer Brown Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever; and Grantors covenant with the said Grantee that Grantors 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 forth. Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except as set out in EXHIBIT "B" hereto.

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 Grantors have executed this instrument this 29th day of March 2019.

JAMES H. CROWELL, JR. AND NANCY D. CROWELL REVOCABLE TRUST dated May 20, 2016

James H Crowell Jr.

JAMES H. CROWELL, JR, Co-Trustee

Nancy D Crowell

NANCY D. CROWELL, Co-Trustee

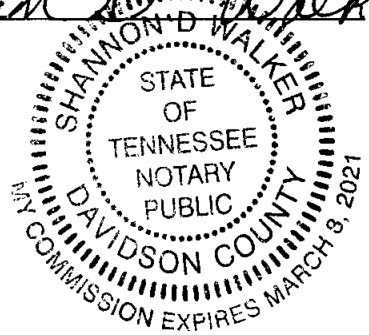
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES H. CROWELL, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Co-Trustee of the James H. Crowell, Jr. and Nancy D. Crowell Revocable Trust dated May 20, 2016, the within named bargainor, and that he as such Co-Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Co-Trustee.

WITNESS my hand, at office, this 29th day of March 2019.

Shannon D. Walker
Notary Public

My Commission Expires: March 8, 2021



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, NANCY D. CROWELL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be a Co-Trustee of the James H. Crowell, Jr. and Nancy D. Crowell Revocable Trust dated May 20, 2016, the within named bargainor, and that she as such Co-Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Co-Trustee.

WITNESS my hand, at office, this 29th day of March 2019.

Shannon D. Walker
Notary Public

My Commission Expires: March 8, 2021

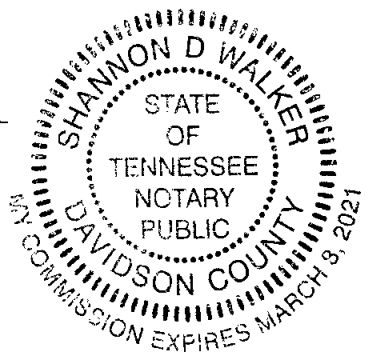


EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. 8906, together with Carport No. 8906-C on the Plan of River Plantation, Section IX, Phase II-F, a Condominium of record in Plat Book 7900, Pages 672 and 673, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Nine), Phase I, a horizontal property regime established by Master Deed of record in Book 8061, Page 341, amended in Book 9326, Page 713, and further described in annexation document of record in Book 9247, Book 951, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to VELMA B. CROWELL, a single person, by Warranty Deed from KAY S. JOHNSON, a single person, dated March 30, 2001, of record in Instrument No. 20010529-0055221, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES H. CROWELL, JR., Trustee of the Velma B. Crowell Revocable Trust dated July 11, 2014, by Quitclaim Deed from VELMA B. CROWELL, a single person, dated July 11, 2014, of record in Instrument No. 20140716-0062826, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES H. CROWELL, JR., married, by Quitclaim Deed from JAMES H. CROWELL, JR., Trustee of the Velma B. Crowell Revocable Trust dated July 11, 2014, dated May 13, 2016, of record in Instrument No. 20160516-0048603, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES H. CROWELL, JR. and wife, NANCY D. CROWELL by Quitclaim Deed from JAMES H. CROWELL, JR., a married person, dated May 13, 2016, of record in Instrument No. 20160516-0048604, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES H. CROWELL, JR. and NANCY D. CROWELL, Co-Trustees, of the James H. Crowell, Jr. and Nancy D. Crowell Revocable Trust dated May 20, 2016, by Quitclaim Deed from JAMES H. CROWELL, JR. and wife, NANCY D. CROWELL, dated May 20, 2016, of record in Instrument No. 20160523-0051002, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

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.

1. Davidson County taxes and assessments for the year 2019 and subsequent years, not yet due and payable;

2. Matters shown on the plan of record in Plat Book 7900, pages 672 and 673, Register's Office for Davidson County, Tennessee;

3. Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee;

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

5. Covenant, Conditions, Restrictions and Agreements, including the agreement to pay assessments or the maintenance of common areas, contained in the Master Deed and By-Laws for River Plantation (Section Nine) Phase I, of record in Book 8061, Page 341, amended in Book 9326, Page 713, further described in annexation document of record in Book 9247, Book 951, and the Supplement and Amendment to the Master Deed and By-Laws of record in Instrument 20041124-0140994, and Second Amendment to the By-Laws of record in Instrument No. 20180501-0041146, Register's Office for Davidson County, Tennessee; and

6. Annexation documents of additional land to River Plantation (Section Nine), of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642 (as amended in Book 8975, Page 89), Book 9053, Page 256 and Book 9247, Page 951, Register's Office for Davidson County, Tennessee.