Karen Johnson Davidson County
Batch# 218237 DEEDWARR
04/16/2019 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20190416-0034673

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Christopher W. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher W. Bailey	NEW OWNER	142090D20300CO
(NAME) 8553 Sawyer Brown Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Nat D. Brown and Kathryn V. Graves, as tenants in common, with rights of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher W. Bailey, Nicholas Winston Bailey and Alexander Llewellyn Bailey, joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 8553, together with the carport designated No. 8553-C, in River Plantation, Section Ten, Phase II-C, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plan of River Plantation, Section Ten, Phase II-C, Condominium Apartments, of record in Plat Book 9700, pages 143 and 144, as revised in Plat Book 9700, pages 186 and 187, Register's Office for Davidson County, Tennessee, and as described in Master Deed of record in Book 9394, page 598, said Register's Office, to which reference is hereby made, and in annexation document of record in Book 10024, page 409, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-C, Condominium Apartments, contained in the Master Deed and Bylaws appended thereto, of record in Book 9394, page 598, et seq., as applied to Section Ten, Phase II-A, Section Ten, Phase II-B, Section Ten, Phase II-C and Section Ten, Phase II-D, by annexation documents of record in Book 9780, page 284, Book 9669, page 111, Book 10024, page 409, Book 10136, page 708 and Book 10417, page 348, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied verbatim.

Being the same property conveyed to Nat D. Brown and Kathryn V. Graves, tenants in common with rights of survivorship and by Warranty Deed from Jane Frances Vick, unmarried dated March 15, 2006 and recorded March 20, 2006 of record in Instrument No. 20060320-0031914, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters shown on the plat of record in Plat in Book 7900, Page 745, as re-recorded in Book 7900, Page 945, and Plat Book 7900, Page 956; Plat Book 9700, Page 27, Plat Book 9700, Page 143 and Plat Book 9700, Page 144, as revised Plat in Book 9700, Page 186 and Plat Book 9700, Page 187; Plat Book 9700, Page 203 and Plat Book 9700, Page 367, (2) Covenants, conditions, restrictions and

easements, if any, recorded as Book 7389, Page 924, (3) Covenants, conditions, restrictions and easements, if any, recorded as Book 9394, Page 598, Annexation of Additional recorded as Book 9780, Page 284 and Book 9669, Page 111 and Book 10024, Page 409 and Book 10136, Page 708 and Book 10417, Page 348, Amendment to Master Deed recorded as Instrument No. 200812030117317, Amendment to By-Laws recorded as Instrument No. 200812030117316 (4) Covenants, conditions, restrictions and easements, if any, recorded as Book 10628, Page 661, Annexation of Additional recorded as Book 11332, Page 184, (5) Charter of River Plantation Sections 8-11 Umbrella Association, Inc recorded as Book 7402, Page 591, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8553 Sawyer Brown Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th Day of April, 2019 .

Nat D. Brown

Kathryn V. Graves

Kathryn V. Graves

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nat D. Brown and Kathryn V. Graves, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of April, 2019.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:
My Commission Expires February 10, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

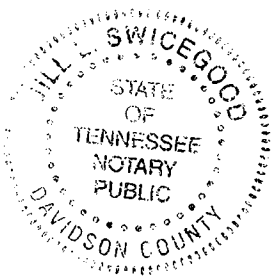
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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