Karen Johnson Davidson County
Batch# 261050 DEEDWARR
07/23/2019 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20190723-0072323

ADDRESS NEW OWNER: Robert M. Elkins
Juanita F. Elkins
8934 Sawyer Brown Road
Nashville, TN 37221

SEND TAX BILL TO: Castle & Cooke Mortgage, LLC
13751 S. Wadsworth Park Drive, Ste. 101
Draper, UT 84020-7947

MAP-PARCEL NOS. 142-09-0H-051.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jerry W. Harris and Henrietta Harris, husband and wife,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Robert M. Elkins and Juanita F. Elkins, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 8934 together with the carport designated as No. 8934 in River Plantation, Section IX, Phase 11-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase 11-D, Condominium Apartments, recorded in Book 7900, Page 520, Register's Office of Davidson County, Tennessee and described in Master Deed recorded in Book 8061, Page 341 and further described in annexation document of record in Book 8844, Page 642, and as corrected in Book 8975, Page 89, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jerry W. Harris and wife, Henrietta Harris from Mary C. Bruce and Deborah Bruce Witt (now known as Deborah Bruce King) by Warranty Deed recorded on December 21, 2016, of record in Instrument No. 20161221-0134451, Register's Office for Davidson County, Tennessee.

This is property with a common address of 8934 Sawyer Brown Road, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of River Plantation, Section IX - Phase IID of record in Plat Book 7900, pages 719 and 720, Register's Office for Davidson County, Tennessee.(3) Master Deed establishing a Horizontal Property Regime of River Plantation (Section Nine, Phase I) Condominiums, of record in Book 8061, and page 341, and as amended in Book 9326, page 713 and Instrument No. 20041124-0140994, and annexation documents of record in Book 8844, page 642 (Section IX, Phase II-D) and corrected in Book 8975, page 89 (Section IX, Phase II-D), Register's Office for Davidson County, Tennessee.(4) By-Laws for River Plantation (Section Nine, Phase I) Condominium Homeowners' Association, Inc., of record in Book 8061, page 357, and as amended in Instrument No. 20041124-0140994 and Instrument No. 20180501-0041146, Register's Office for Davidson County, Tennessee.(5) Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11, Umbrella Association, Inc., of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.(6) Perpetual easement for sanitary sewer, sewerages force main and drainage as retained in Book 7400, page 792, Register's Office for Davidson County, Tennessee.(7) Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee.(8) Charter of River Plantation Section Nine Condominiums Homeowner's Association, Inc., of record in Instrument No. 20041105-0133835, Register's Office for Davidson County, Tennessee.(9) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation (Section Nine, Phase I) Condominiums, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto.(10) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of July 2019.

Jerry W. Harris

Henrietta Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jerry W. Harris and Henrietta Harris, husband and wife.** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of July 2019.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $340,000.00.

Affiant

Subscribed and sworn before me this 22nd day of July 2019.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1907K157

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022