THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621358** Karen Johnson Davidson County Batch# 263493 DEEDWARR 07/29/2019 11:52:01 AM 2 pgs Fees: $13.00 Taxes: $1,202.13 20190729-0074368	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $324,900.00. Affiant Subscribed and sworn to before me, this26th day of July, 2019. Notary Public My Commission Expires: WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner: Holice Martin Jeffries, and William Scott Nickels and Kelly Nickels 111 Heady Dr Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-09-0H-042.00-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, **Evelyn I. Waugh, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Holice Martin Jeffries, married, and William Scott Nickels and Kelly Nickels, husband and wife, as tenants in common with right of surivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8909, on the Horizontal Property Regime for River Plantation Section IX - Phase IIF, as shown on plat appearing of record in Plat Book 7900, pages 672 and 673 and as recorded in the Master Deed of record in Book 8061, page 341, amended in Book 9326, page 713 and Instrument No. 20041124-0140994 and further by annexation document of record in Book 9247, page 951, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to EVELYN I. WAUGH, by deed from DOROTHY S. WARREN, of record in Instrument No. 20141003-0091565, dated September 18, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 142-09-0H-042.00-CO.

Matters shown on the Plan of record in Plat Book 7900, page 672 and 673, said Register's Office.

Master Deed of record in Book 8061, page 341, amended in Book 9326, page 713, Book 9247, page 951 and Instrument No. 20041124-0140994, Bylaws amended in Instrument No. 20180501-0041146, said Register's Office.

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

This is improved property located at 8909 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 26th day of July, 2019.

Evelyn I. Waugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Evelyn I. Waugh, 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 26th day of July, 2019.

Notary Public

My Commission Expires: _____

