| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215** | The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.<br>Patricia Hawkins<br>Affiant<br>Subscribed and sworn to before me this 29th day of August, 2019.<br>Notary Public<br>My Commission Expires: |

**Record & Return To:**
**First Title & Escrow Co., Inc.**
**FTEC File No. 34976-08-2019**

Karen Johnson Davidson County
Batch# 277885 **DEEDWARR**
08/30/2019 09:05:50 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50

20190830-0087609

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Elizabeth H. Wilson<br>8962 Sawyer Brown Road<br>Nashville, TN 37221 | | Map and Parcel No.:<br>142 09 0 F 309 00CO |

**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, **Charles O. Hawkins and Patricia B. Hawkins, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth H. Wilson, unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8962 Sawyer Brown Road, Nashville, TN 37221.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of August, 2019.

Charles O. Hawkins

Patricia B. Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles O. Hawkins and Patricia B. Hawkins, with whom I am personally acquainted (or 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, at office, this 29th day of August, 2019.

Notary Public

My Commission Expires:

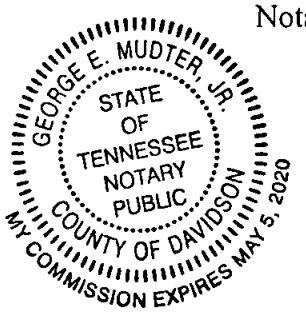


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 8962, together with the carport designated No. 8962-C on the Plan of Amended River Plantation, Section VIII, Phase II of record in Plat Book 6900, pages 514-517, as amended in Plat Book 6900, pages 654-657, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Eight, Phase II), a horizontal property regime established by Master Deed of record in book 7417, page 396, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles O. Hawkins and Patricia B. Hawkins, husband and wife, by deed dated June 2, 2014 from Joann S. Scruggs, Shelley Jo Wall and Ronald L. Amos, Co-Trustees of The Frances Neal Stansell Inter-Vivos Trust: Share B -Shelly N. Wall U/A/D February 4, 1998 and as amended on July 2, 2010 of record in Instrument No. 20140603-0047561, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee Map and Parcel No. 142 09 0 F 309 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for River Plantation, Sectons 8-11 Umbrella Association, of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Eight, Phase II), of record in Book 7417, page 396, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Boundary Plan of record as Plat Book 6900, page 397 corrected by Surveyor's Certificate of Correction in Book 8123, page 690, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 6900, pages 514-517, as amended in Plat Book 6900, pages 654-657, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 7344, page 438, Register's Office for Davidson County, Tennessee.