Karen Johnson Davidson County
Batch# 309666 DEEDWARR
11/01/2019 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,124.80
20191101-0112690

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023108**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $304,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2019. Notary Public My Commission Expires: 3/13/22

PAMELA JO SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kimberly B. Chisholm and Donald J. Chisholm 9215 Sawyer Brown Rd Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 13 0C 156.00

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, **Mary Patricia McKennon now known as Mary Patricia Park, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly B. Chisholm and Donald J. Chisholm, ~~husband and wife~~,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: * Wife and husband

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 9215 (Parcel No. 156), together with the carport designated No. 9215-C, as specified on the Plat shown in Master Deed on the Plan of River Plantation, Section Eleven, Phase 6, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 6, Condominium Apartments, recorded in Instrument No. 20010905-0095982, Registerâ€™s Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Instrument No. 20010911-0098566, Registers Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 6, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Book 9700, Page 971, et. seq., Registerâ€™s Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361 and Plat Book 9700, Page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, Page 184, and Plat Book 9700, Page 835, Section Eleven, Phase 4, by annexation document of record in Book 11432, Page 903 and Plat Book of record in Book 9700, Page 971, as amended; Section Eleven, Phase 5, by annexation document of record in Instrument No. 20010131-0009315, and Plat of record in Instrument No. 20000918-0092190; and Section Eleven, Phase 6, by annexation document of record in Instrument No. 20010911-0098566, and Plan in Instrument No. 20010905-0095982, said Registerâ€™s Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Mary Patricia McKennon, a married person by Warranty Deed from Haury and Smith Contractors, Inc. of record in Instrument Number. 20030623-0086174, in the Register's Office of Davidson County, Tennessee, dated June 20, 2003 and recorded on June 23, 2003.

Said property was never the marital residence of Grantor.

Mary Patricia McKennon and Mary Patricia Park being one and the same.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Apartments, Final Subdivision Plat, RIVER PLANTATION SECTION XI - PHASE 6, as recorded in Instrument No. 20010905-0095982.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Boundary Plat, Final Subdivision Plat, RIVER PLANTATION SECTION XI - PHASE 6, as recorded in Instrument No. 20010905-0095973.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION SECTION XI - PHASE 6 Condominium of record in Book 10628, Page 661, as amended by instrument(s) of record in Annexation of Additional Land to River Plantation, Section Eleven, Phase One said land known as Section Eleven, Phase 6 recorded in Instrument No. 20010911-0098566; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association recorded in Book 7389, Page 924.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7389, Page 941.

Easement for Right of Way, recorded in Book 2277, Page 619 and Book 3028, Page 605.

This is improved property located at 9215 Sawyer Brown Rd 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 31st day of October, 2019.

Mary Patricia Park

Mary Patricia Park

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Patricia Park, 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 31st day of October, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Penny A. May, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY