Karen Johnson Davidson County
Batch# 360380 DEEDWARRSP
02/19/2020 12:56:46 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200219-0018465

This Instrument Prepared By:
Carey T. Frazier, Attorney
201 King Arthur Circle
Franklin, TN 37067
Tel: 615-472-8661

# SPECIAL WARRANTY DEED

| | |
|---|---|
| **Grantor:** | **Kathryn T. Stoner** |
| **Grantee:** | **Kathryn T. Stoner as Trustee of the Kathryn T. Stoner Revocable Trust** |
| **County:** | **Davidson County, Tennessee.** |

| | |
|---|---|
| **Name and Address of New Owner:** | **Send Tax Bills To: Same** |
| **Kathryn T. Stoner, Trustee of the Kathryn T. Stoner Revocable Trust.** | **Map & Parcel** |
| **8501 Sawyer Brown Road** | **142 090D15800C0** |
| **Nashville, TN 37221-2404** | |

**Affidavit of Consideration**

| | |
|---|---|
| **STATE OF TENNESSEE**<br>**COUNTY OF Davidson** | |
| **The actual consideration for this transfer is $ -0- . This is a conveyance of real estate to a Revocable Trust and exempt from recordation tax under TCA 67-4-409 (a) (3) (F)).**<br><br>Kathryn T. Stoner, Grantor<br>**Kathryn T. Stoner, Grantor**<br>**Affiant** | **Subscribed and sworn to before me, This date of February 19, 2020.**<br>Carey T. Frazier<br>**Notary Public**<br>**My Commission Expires: 3/19/2023** |

CAREY T. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2023

## RECITALS:

**WHEREAS,** on February 19, 2020, Kathryn T. Stoner, as Grantor, and Kathryn T. Stoner, as Trustee established by agreement (the "Trust Agreement") known as the "Kathryn T. Stoner Revocable Trust". Kathryn T. Stoner was named as Trustee.

**WHEREAS,** Kathryn T. Stoner owns certain real estate known as 8501 Sawyer Brown Road, Nashville, Tennessee, 37221-2404, and more particularly described below as per Exhibit A. (the "Property") It is the intent of Kathryn T. Stoner, as **Grantor**, to convey said property to the Trustee **(Grantee)** of the Kathryn T. Stoner Revocable Trust.

**NOW, THEREFORE FOR AND IN CONSIDERATION** of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Kathryn T. Stoner, **Grantor** hereby transfers, and convey unto Kathryn T. Stoner, Trustee and as **Grantee**, her heirs and assigns, the real estate described in Exhibit A, attached hereto ("the Property").

**TO HAVE AND TO HOLD** the "Property" with appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors, heirs and assigns forever. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the "Property," or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to the "Property" to Grantee, its successors, heirs and assigns, against the claims of all persons claiming by or through Grantor but not otherwise.

The "Property" is conveyed subject to such limitations, restrictions and encumbrances as may affect the "Property." Grantor transfers and conveys to Grantee all of Grantor's right and benefit that it may possess under any and all covenants and warranties as set out in any prior deed conveying the "Property" to Kathryn T. Stoner.

**IN WITNESS WHEREOF**, Grantor has signed this Special Warranty Deed on this date of February 19, 2020.

Kathryn T. Stoner

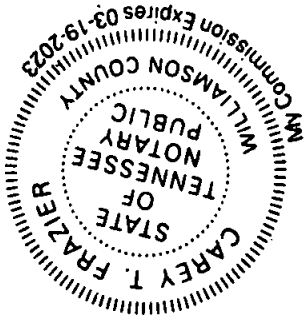
Kathryn T. Stoner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathryn T. Stoner, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this date of February 19, 2020.

Notary Public
My Commission Expires: 3/19/2023



# EXHIBIT A

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 8501, together with the carport designated as No. 8501-C, in River Plantation, Section Ten, Phase One, a Condominium, a Horizonal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Ten, Phase 1, Condominium Apartments, recorded in Book 7900, page 945, Registers Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's 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 Ten, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq. and annexation document in Book 9669, page 111, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of Record in Book 7389, page 924, Plat in Book 7900, Pages 745, et. seq., as re- recorded in Book 7900, page 945 Register's Office for said county.

BEING part of the same property, conveyed to Kathryn Timmons Stoner by Deed From Haury and Smith Contractors, Inc., per Deed Book 9769 at page 347 of the Register's Office for Davidson County, Tennessee.

This is improved property known as 8501 Sawyer Brown Road, Nashville, Tennessee 37221-2404.

The legal description above was taken from the Deed by which the property was conveyed to Kathryn T. Stoner. See Deed Book 9769 at page 347 in the Register's Office of Davidson County, Tennessee. The property was not surveyed at the time of this conveyance nor was a title search performed. The legal description above and the state of title of the Property have been furnished to the draftsman from the previous deed. The draftsman assumes no liability for the accuracy thereof.