WARRANTY DEED

Karen Johnson Davidson County
Batch# 400282 **DEEDWARR**
05/14/2020 02:15:35 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50

20200514-0050239

JM-SB-FC-20-8536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael O. Nicholl **Karen Martin**	**NEW OWNER**	
(NAME) **8536 Sawyer Brown Road**	(NAME)	**142-09-0D-216.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN W. SEXTON AND ZACHARY K. SEXTON AS ADMINISTRATORS OF THE ESTATE OF LISA ANN SEXTON AND JONATHAN W. SEXTON AND ZACHARY K. SEXTON, EACH INDIVIDUALLY AS THE SOLE HEIRS AT LAW OF LISA ANN SEXTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL O. NICHOLL, MARRIED AND KAREN MARTIN, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 8536 along with Carport 8536-C, on the plan of First Revision, River Plantation, Section X, Phase 11C, of record in Plat Book 9700, Page 186-187, said Register's Office, reference to which is hereby made for a more complete description. Being further established by the Master Deed of record in Book 9394, Page 598 and amended in Book 10024, Page 409 and Instrument 200812030117317, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Lisa Ann Sexton, a single woman by Warranty deed from Vaco Investment Group, LLC, a limited liability company of record in Instrument No. 20120502-0037464 Register's Office for Davidson County, Tennessee, dated April 20, 2012 and recorded on May 02, 2012.

The said Lisa Ann Sexton died intestate on September 4, 2019 leaving the subject property vested in the names of Jonathan W. Sexton and Zachary K. Sexton as her sole heirs at law as evidenced in affidavits of heirship recorded simultaneously herewith.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years
- Plan of record in Plat Book 9700, Page 186 and 187, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section X, Phase IIC of record in Book 9394, Page 598 and amended in Book 10024, Page 409 and Instrument No. 20081203-0117317, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9394, Page 613, amended in Instrument No. 20081203-0117316, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
- Bylaws of record in Book 9394, Page 613, amended in Instrument Number 200812030117316, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 2277, Page 619, Book 2274, Page 547 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8536 Sawyer Brown Road, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12th DAY OF MAY, 2020.

The Estate of Lisa Ann Sexton

BY: _____
Jonathan W. Sexton
Administrator

BY: _____
Zachary K. Sexton
Administrator

_____
Jonathan W. Sexton

_____
Zachary K Sexton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN W. SEXTON, ADMINISTRATOR of the THE ESTATE OF LISA ANN SEXTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of May, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY K. SEXTON, ADMINISTRATOR of the THE ESTATE OF LISA ANN SEXTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of May, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN W. SEXTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of May, 2020.

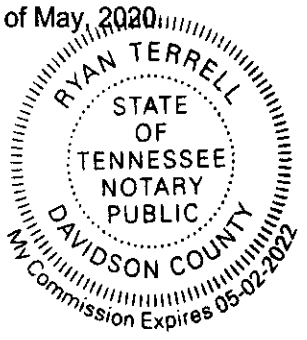


_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY K SEXTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of May, 2020.



_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212