Karen Johnson Davidson County
Batch# 404064 DEEDWARR
05/21/2020 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20200521-0052750

#35425

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-040669

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Douglas Aitken	Regions Bank	
(NAME) 9233 Sawyer Brown Road	(NAME) 2050 Parkway Office Circle	142-13-0C-182.00-CO
(ADDRESS) Nashville, TN 37221	RCN-6 (ADDRESS) ALB1140052B	
(CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS ($317,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HERSCHEL K. LANNOM AND WIFE HELEN C. LANNOM, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS AITKEN, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 9233 (Parcel No. 182), together with the carport designated No 9233-C, in River Plantation, Section Eleven, Phase 5, 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 5, Condominium Apartments, record in Instrument No. 20000918-0092190, Register's Office for Davidson County, Tennessee, and described in a Master Deed record in Book 10628, Page 661, and annexation document of record in Instrument No. 20010131-0009315, 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 Eleven, Phase 5, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat Book 9700, Page 971, et seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1-A, by annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694; Section Eleven, Phase 3, by annexation document of record in Book 11332,

Page 184, and Plat Book 9700, Page 835, and Section Eleven, Phase 4, by annexation Document of record in Book 11432, Page 903, and Plat Book 9700, Page 971, as amended, said Register'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 Herschel K. Lannom and wife Helen C. Lannom by Warranty deed from Harold D. Feener, III, married of record in Instrument No. 20040302-0023409 Register's Office for Davidson County, Tennessee, dated February 11, 2004 and recorded on March 2, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 9233 Sawyer Brown Road, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15th day of May, 2020

Herschel K. Lannom, by Carol Swann his attorney in fact
Herschel K. Lannom by Carol Swann, his attorney in fact

Helen C. Lannom, by Carol Swann, her attorney in fact
Helen C. Lannom by Carol Swann, her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

On this the 15th day of May, 2020, before me personally appeared Carol Swann to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Herschel K. Lannom and Helen C. Lannom and who acknowledged he/she/they executed the same as the free act and deed of the said Herschel K. Lannom and Helen C. Lannom.

Witness my hand and official seal, this the 15th day of May, 2020.

Notary Public

My Commission Expires: 9.20.23

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

