THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200526898

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $273,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2020.

Notary Public
My Commission Expires: __

Karen Johnson Davidson County
Batch# 410999 **DEEDWARR**
06/05/2020 12:13:07 PM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20200605-0058096

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael G. Walker and Kimilee H. Walker 8937 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142-09-0H-054.00 CO

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, **Joshua Randolph Ivey, a one-third undivided interest, Matthew Charles Ivey, a one-third undivided interest and Stacy Christine Ivey, a one-third undivided interest, as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael G. Walker and Kimilee H. Walker, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8937, together with the Carport designated No. 8937-C, on the Horizontal Property Regime for River Plantation, Section IX, Phase 11D, as recorded in the Master Deed of record in Book 8061, page 341, and supplemented in Book 8844, page 642, corrected in Book 8975, page 89 and further amended in Instrument No. 20041124-0140994, and as shown on Plat of record in Plat Book 7900, page 520, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JOSHUA RANDOLPH IVEY , A ONE-THIRD (1/3) UNDIVIDED INTEREST, MATTHEW CHARLES IVEY, A ONE-THIRD (1/3) UNDIVIDED INTEREST, and STACY CHRISTINE IVEY , A ONE-THIRD (1/3) UNDIVIDED INTEREST, AS TENANTS IN COMMON , by deed from NANCY H. CLIFTON, who reserved herself a life estate, of record in Instrument No. 20180105-0001860 , dated December 29, 2017 , said Register's Office.

A.S. HARRELL having died on or about August 16, 2015, extinguishing his life estate.

Being the same property conveyed to NANCY H. CLIFTON by deed from A.S. HARRELL, who reserved himself a life estate, of record in Instrument No. 20150624-0060754, dated June 19, 2015, said Register's Office.

Being the same property conveyed to A.S. HARRELL by deed from DORIS G. HARRELL, of record in Instrument No. 20060719-0087291, dated July 18, 2006, said Register's Office.

Being the same property conveyed to A.S. HARRELL and wife, DORIS G. HARRELL, by deed from ELIRES P. MORRIS, JR AND WIFE, NANCY A. MORRIS, of record in Instrument No. 20000815-0080827, dated August 14, 2000, said Register's Office.

Nancy H. Clifton having since died on March 14, 2019, extinguishing her life estate.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 142-09-0H-054.00 CO.

Master Deed of record in Book 8061, page 341, Book 8844, page 642, Book 8975, page 89 and Instrument No. 20041124-0140994, and amendment to ByLaws of record in Instrument No. 20180501-0041146 said Register's Office.

Matters shown on the Plan of record in plat Book 7900, page 520, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, page 924, said Register's Office.

This is improved property located at 8937 Sawyer Brown Road 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 3rd day of June, 2020.

Joshua Randolph Ivey

Matthew Charles Ivey

Stacy Christine Ivey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Randolph Ivey, Matthew Charles Ivey, and Stacy Christine Ivey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022