Karen Johnson Davidson County
Batch# 413344 DEEDWARR
06/11/2020 07:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,172.90
20200611-0059616

#35443

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35443-04-2020**	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 27th day of May, 2020. Notary Public My Commission Expires: October 2, 2023

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

WARRANTY DEED

Address New Owner: Anita Louise Peterman 9202 Sawyer Brown Road Nashville, TN 37221	**Send Tax Bills To:** SunTrust now Truist Bank 1001 Semmes Ave. RVW5024 Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 142 13 0 C 144 00CO

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, **Paula Gilmore Brown and Deborah Gilmore Haff, Devisees under the Last Will and Testament of Cornell Casey Gilmore, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anita Louise Peterman, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 9202 Sawyer Brown Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of May, 2020.

Paula Gilmore Brown, Devisee

Paula Gilmore Brown, Devisee under the Last Will and Testament of Cornell Casey Gilmore, deceased

Deborah Gilmore Haff by Paula Gilmore Brown, AIF

Deborah Gilmore Haff, Devisee under the Last Will and Testament of Cornell Casey Gilmore, deceased, by Paula Gilmore Brown, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paula Gilmore Brown, Devisee under the Last Will and Testament of Cornell Casey Gilmore, deceased, 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 27th day of May, 2020.

Notary Public

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

My Commission Expires: October 2, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula Gilmore Brown, 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, and who further acknowledged that she is the Attorney-in-Fact for Deborah Gilmore Haff, Devisee under the Last Will and Testament of Cornell Casey Gilmore, deceased, and she is authorized by Deborah Gilmore Haff, Devisee under the Last Will and Testament of Cornell Casey Gilmore, deceased, to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of May, 2020.

Notary Public

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

My Commission Expires: October 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 9202 together with carport designated No. 9202-C on the Plan of River Plantation Section XI - Phase 6, of record in Instrument No. 20010905-0095982, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation Section Eleven, Phase One, a horizontal property regime established by Master Deed of record in Book 10628, page 661 annexed in Instrument No. 20010911-0098566, said Register's Office.

Being the same property conveyed to Arthur E. Gilmore and wife, Cornell C. Gilmore by deed dated May 15, 2003 from Haury and Smith Contractors of record in Instrument No. 20030529-0072375, Register's Office for Davidson County, Tennessee. Arthur E. Gilmore having since died on August 7, 2004. Cornell C. Gilmore being one and the same as Cornell Casey Gilmore having since died on December 9, 2017 leaving a Last Will and Testament admitted to Probate for Muniment of Title in Docket No. 18p3, Probate Court for Davidson County, Tennessee, and Instrument No. 20180118-0005534, Register's Office for Davidson County, Tennessee. Deborah Gilmore Haff and Paula Gilmore Brown are the devisees under the Last Will and Testament of Cornell Casey Gilmore.

This conveyance is made subject to:

1. State and County taxes for the year 2020, which have been prorated and assumed by Grantee. Map and Parcel No. 142 13 0 C 144 00CO.
2. Declaration of Covenants, Conditions and Restrictions for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation, Section Eleven, Phase One, of record in Book 10628, page 661 amended in Instrument No. 20010911-0098566, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Instrument No. 20010905-0095982, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20010905-0095973, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

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.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

