ADDRESS NEW OWNER: Suzanne M. Deal
8944 Sawyer Brown Road
Nashville, TN 37221

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 142090H06100CO

Karen Johnson Davidson County
Batch# 476014 DEEDWARR
09/15/2020 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200915-0105043

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Wallace A. McCutchen and Palace H. McCutchen, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Suzanne M. Deal, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 8944, together with the Carport, designated No. 8944-C, a Condominium as shown on the Final Plat of River Plantation, Section IX, Phase II-C, Condominium Apartments, of record in Plat Book 7900, page 395 and 396, et. seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Nine, Phase I) of record in Book 8061, page 341 et, seq., and further described in Annexation Deed (Section Nine, Phase II-C) of record in Book 8666, page 391, et., seq., Register's Office for Davidson County, Tennessee, and By-Laws appended thereto (page 357), said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being the same property conveyed to Wallace A. McCutchen and wife, Palace Humphreys McCutchen, from Hal Harrington and wife, Teresa A. Harrington, by Warranty Deed recorded on September 20, 2004, in Instrument No. 20040920-0112952, Register's Office for Davidson County, Tennessee.

This is property with a common address of 8944 Sawyer Brown Road, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of River Plantation, Section IX – Phase IIC of record in Plat Book 7900, pages 395 and 396, Register's Office for Davidson County, Tennessee.(3) Twenty Foot Public Utilities and Drainage Easement of record in Plat Book 7900, page 97 (Resubdivision Section IX, Tract I, River Plantation, Phase I, Section IX), Register's Office for Davidson County, Tennessee.(4) Master Deed establishing a Horizontal Property Regime of River Plantation (Section Nine, Phase I) Condominiums, of record in Book 8061, and page 341, and as amended in Book 9326, page 713 and Instrument No. 20041124-0140994, and annexation documents of record in Book 8666, page 319 (Section IX, Phase II-C), Register's Office for Davidson County, Tennessee.(5) By-Laws for River Plantation (Section Nine, Phase I) Condominium Homeowners' Association, Inc., of record in Book 8061, page 357, and as amended in Instrument No. 20041124-0140994 and Instrument No. 20180501-0041146, Register's Office for Davidson County, Tennessee.(6) Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11, Umbrella Association, Inc., of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.(7) Perpetual easement for sanitary sewer, sewerages force main and drainage as retained in Book 7400, page 792, Register's Office for Davidson County, Tennessee.(8) Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee.(9) Charter of River Plantation Section Nine Condominiums Homeowner's Association, Inc., of record in Instrument No. 20041105-0133835, Register's Office for Davidson County, Tennessee.(10) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation (Section Nine, Phase I) Condominiums, a Horizontal

Property Regime, contained in the Master Deed and the By-Laws appended thereto(11) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of September 2020.

Wallace A. McCutchen

Palace H. McCutchen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Wallace A. McCutchen and Palace H. McCutchen, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of September 2020.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $315,000.00.

Suzanne M. Deal
Affiant

Subscribed and sworn before me this 14th day of September 2020.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2006K144

# AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022