BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 493746 DEEDWARR
10/12/2020 09:21:37 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20201012-0118047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires May 2, 2023

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Jean Diver	**SAME**	
(NAME)	(NAME)	142-13-0C-024.00-CO
8576 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NANCY SIMPKINS BRASHER, TRUSTEE OF THE WILLIAM O. SIMPKINS REVOCABLE LIVING TRUST UAD SEPTEMBER 9, 2019,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROL JEAN DIVER , UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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, being Unit No. 8576, together with the carport designated No. 8576-C, in River Plantation, Section Ten, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davison County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-D, Condominium Apartments, recorded in Plat Book 9700, pages 203 and 204, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, pages 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10136, page 708, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owner and tenants of River Plantation, Section Ten, Phase 11-ft Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et. seq., as applied to Section Ten, Phase 11-A; Section Ten, Phase II-B; Section Ten, Phase II-C; Section Ten, Phase II-D; and Section Ten, Phase II-E, by annexation documents in Book 9780, page 284; Book 9669, page 111; Book 10024, page 409; Book 10136, page 708; and Book 10417, page 348, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William O. Simpkins and wife, Doreene D. Simpkins by Warranty deed from Haury and Smith Contractors, Inc. of record in Book 10601, page 116, Register's Office for Davidson County, Tennessee, dated September 04, 1997. Doreene D. Simpkins died August 24, 2019, vesting title in William O. Simpkins as the surviving tenant by the entirety.

William O. Simpkins conveyed his interest in said property to Nancy Simpkins Brasher, Trustee of The William O. Simpkins Revocable Living Trust, dated September 9, 2019 by Quitclaim Deed of record in Instrument No. 20190913-0093179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 8576 Sawyer Brown Road, Nashville, TN 37221
(House Number) (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 hand this 9 day of October, 2020

THE WILLIAM O. SIMPKINS REVOCABLE LIVING TRUST UAD SEPTEMBER 9, 2019

BY: Nancy Simpkins Brasher

NANCY SIMPKINS BRASHER, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Nancy Simpkins Brasher, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The William O. Simpkins Revocable Living Trust UAD September 9, 2019, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 9 day of October, 2020.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Commission expires:

Notary Public