(1)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Susan A. Reed 8624 Sawyer Brown Road Nashville TN 37221	Same	Map/Parcel Tax ID / Parcel No. 142-13-0C-057.00-CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $356,000.00.

Susan A. Reed

AFFIANT

Sworn to and subscribed before me this 5th day of ~~December~~ 2020.

NOTARY PUBLIC

My commission expires: 10-26-24

Karen Johnson Davidson County
Batch# 549312 **DEEDWARR**
01/07/2021 10:12:56 AM 4 pgs
Fees: $23.00 Taxes: $1,317.20
20210107-0003204

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY GREGORY S. PEBRONE IM

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Juana Havan Campbell** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Susan A. Reed**, a single woman, (the "Grantee"), her heirs, successors, and assigns, certain real estate in Nashville, Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein by reference.

THIS IS IMPROVED PROPERTY KNOWN AS:
8624 SAWYER BROWN ROAD, NASHVILLE, TENNESSEE 37221.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself/himself, it's/his successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 5th day of ~~December~~ January 2020.

GRANTOR:

Juana Haven Campbell

JUANA HAVEN CAMPBELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Juana Haven Campbell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within-named bargainor, and that she executed the foregoing General Warranty Deed for the purpose therein contained.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 21st day of December 2020.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Mildred A. Selman

NOTARY PUBLIC

My Commission Expires: 07.03.2023

EXHIBIT A

[Legal Description]

LAND in Davidson County, Tennessee, being Unit No. 8624, together with the carport designated No. 8624-C, in River Plantation, Section Ten, Phase II-E, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Ten, Phase II-E, Condominium Apartments, recorded in Plat Book 9700, Page(s) 367 and 368, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10417, Page 348, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-E, 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 II-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 copied herein.

BEING The same property conveyed to Perry A. Michel, unmarried, and L. Hargis, unmarried as joint tenants with right of survivorship by Warranty deed from Haury and Smith Contractors, Inc of record in Book 10916, page 439, Register's Office for Davidson County, Tennessee, dated April 29, 1998 and recorded on May 05, 1998. (Value or consideration shown in aforementioned deed $163,500.00.)

BEING the same property conveyed to Perry A. Michel, unmarried by Quitclaim deed from I. L. Hargis, unmarried of record in Book 11054, page 805, Register's Office for Davidson County, Tennessee, dated August 05, 1998 and recorded on August 06, 1998. (Value or consideration shown in aforementioned deed $0.00.)

BEING the same property conveyed to Larry L. Roberts Trustee by Quitclaim Deed from Perry A. Michel of record in Instrument No. 20040903-0106968, Register's Office for Davison County, Tennessee, dated September 03, 2004 and recorded on September 03, 2004 and within the same deed the said Larry L. Roberts, Trustee conveyed his interest in the subject property to Perry A. Michel and wife, Joan T. Michel (Value of consideration shown in aforementioned deed $0.00.

THIS IS IMPROVED PROPERTY KNOWN AS:
8624 SAWYER BROWN ROAD, NASHVILLE, TENNESSEE 37221.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2017, a lien not yet due and payable, which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 368, Register's Office for Davidson County, Tennessee.

3. Boundary Plat of record in Book 9700, Page 367, in the Register's Office for Davidson County, Tennessee.

4. Plats of record in Book 7900, Page (s) 956 and 957, book 9700, pages 27 and 28, Book 9700, pages 143 and 144 as revised in Book 9700, pages 186 and 187, Book 9700, pages 203 and 204, Book 7900, pages 745 and 746 as re-recorded in Book 7900, pages 944 ard 945, in the Register's Office for Davidson County, Tennessee.

5. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Master Deed of River Plantation, Section Ten, Phase II-E of record in Book 9394, Page 958, Book 9669, page 111 as amended in Book 9780, page 284, Book 10024, page 409 and Book 10136, page 708 as amended in Book 10417, page 348 and Amendment to Master Deed Establishing a Horizontal Property Regime of River Plantation, Section Ten, Phase One filed in Instrument Number 200812C3-0117317, Register's Office for Davidson County, Tennessee.

6. Charter of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.