Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 563382 **DEEDWARR**
01/28/2021 10:05:38 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20210128-0012558

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph N. Remillard	Joseph N. Remillard	142 09 0H 030.00
(NAME) 149 Richards Glen Drive	(NAME) 149 Richards Glen Drive	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lisa S. Parkes, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joseph N. Remillard, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 9102, together with the Carport designated No. 9102-C, in River Plantation, Section IX, Phase I, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase I, Condominium Apartments, recorded in Book 7900, Page 98, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341 and Amended recorded in Book 9326, Page 713 and Supplemental recorded in Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase I, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356 and Amended Bylaws recorded in Instrument No. 20180501-0041146, 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. This conveyance is also subject to the Covenants. Conditions, and Restrictions for the River Plantation Sections 8-n Umbrella Association, Inc. of record in Book 7389, Page 924, and Register's Office for said County.

Being the same property conveyed to William Paul Stacey, Sr. and wife, Jean Maloney Stacey, by Warranty Deed from Haury and Smith Contractors, Inc., of record in Book 8446, Page 194, in the Register's Office of Davidson County, Tennessee, dated September 18, 1991 and recorded on September 19, 1991. Being the same property conveyed to Jean M. Stacey, by Quitclaim Deed from William Paul Stacey, Sr., of record in Instrument No. 20080422-0041227, in the Register's Office of Davidson County, Tennessee, dated April 16, 2008 and recorded on April 22, 2008. The said Jean M. Stacey has since died on August 21, 2020 with Last Will and Testament of Jean M. Stacey of record in Instrument No. 20201112-0132896 and Order for Muniment of Title heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee Case No. 20P-1675 and in Instrument No. 20201112-0132895, said Register's Office.

The above described property is not and has never been the principal residence of the Grantors spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 9102 Sawyer Brown Rd, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 27th day of January, 2021.

Lisa S. Parkes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Lisa S. Parkes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of January, 2021.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024