Karen Johnson Davidson County
Batch# 594348 DEEDWARR
03/17/2021 04:10:12 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20210317-0035675

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233423

STATE OF TENNESSEE
COUNTY OF DAVIDSO

The actual consideration or value, whichever is greater, for this transfer is: $365,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of March, 2021.

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10/2/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Robert Griffith and Regina Simpson Griffith 8815 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142 13 0C 105.00

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, **Jeffrey Parks and Brenda Parks, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Robert Griffith and Regina Simpson Griffith, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 8815, together with Carport No. C-8815 of River Plantation, Section Eleven, Phase 2, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq., as amended Tennessee Code Annotated and as established by a Master Deed for River Plantation Condominiums of record in Book 10628, Page 661, as annexation of Record in Book 11156, Page 361, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws Appended thereto, of record in Book 10628, Page 677, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to The Plan of River Plantation Condominiums, of record in Book 9700, Page 748, said Register's Office, for a more complete identification and description of such lot.

Being the same property conveyed to Jeffrey Parks and Brenda Parks, husband and wife, by Warranty Deed from Sarah G. Jordan, unmarried, of record in Instrument No. 20180108-0002236, in the Register's Office of Davidson County, Tennessee, dated December 14, 2017 and recorded on January 08, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Apartments, River Plantation, Section XI - Phase 2, as recorded in Plat Book 9700, Page(s) 748.

Return to:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Boundary, River Plantation, Section XI - Phase II, as recorded in Plat Book 9700, Page(s) 566.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation, Section Eleven, Phase One Condominium of record in Book 10628, Page 661, as annexation of record in Book 11029, Page 592; Book 11156, Page 361; Book 11332, Page 184; Book 11432, Page 903; Instrument No. 20010131-0009315 and Instrument No. 20010911-0098566; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7389, Page 924.

Easement for Declaration of Taking for Transmission Lines, recorded in Book 2277, Page 619.

Easement for Right of Way, recorded in Book 3028, Page 605.

Easement for Sanitary Sewer, Sewage force main and Drainage, recorded in Book 7400, Page 792.

This is improved property located at 8815 Sawyer Brown Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of March, 2021.

Jeffrey Parks

Brenda Parks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Parks and Brenda Parks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2021.

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024