This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

Karen Johnson Davidson County
Batch# 665055 DEEDWARR
06/25/2021 11:30:53 AM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20210625-0086482

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Molly C. Nolen, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Franklin D. Blankenship, a married man,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Unit No. 9305 (Parcel No.161), together with the carport designated No. 9305-C, in River Plantation, Section Eleven, Phase 4, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 4, Condominium Apartments, recorded in Book 9700, pages 884 and 885, which was voided and vacated by Book 9700, page 971, as corrected by Surveyor's Certificate of Correction (relating to Parcel 164 only), of record in Book 11684, page 675, and by Surveyor's Certificate of Correction in Instrument No. 20000630-0065336, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11432, page 903, 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 Eleven, Phase 4, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This is improved property also known as 9305 Sawyer Brown Road, Nashville, TN 37221.

Map and Parcel: 142-13-C-161-CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

Molly C. Nolen -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 21st day of June, 2021.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 11-24-2021

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$393,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 24 day of June, 2021.

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Franklin Blankenship	NEW OWNER
9305 Sawyer Brown Rd	
Nashville TN 37221	