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

Karen Johnson Davidson County
Batch# 750605 DEEDWARR
11/08/2021 10:05:51 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20211108-0148726

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$235,000.00**

James Marable
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF **NOVEMBER, 2021.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VALLEY VIEW MOBILE HOME PARKS, LLC	**SAME**	**142-05-0B-010.00-CO**
(NAME) **P.O. BOX 1704**	(NAME)	
(ADDRESS) **GOODLETTSVILLE, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAMES D. MARABLE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **VALLEY VIEW MOBILE HOME PARKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B-302, together with the Carport designated No. B-302-C, in River Plantation, Section Three, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennssee, as shown on the Plat of River Plantation, Section Three, Condominium, Apartments, recorded in Book 4675, Pages 75, 76, and 77, amended in Book 4675, Pages 103-105, and Book 6231, Page 156, Register's Office for said County, and described in a Master Deed recorded in Book 4784, Page 464, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the Bylaws appended thereto, of record in Book 4784, Page 482, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James D. Marable, unmarried, from Jane Maria Brown Sullivan and husband, John Daniel Sullivan, by deed dated December 10, 2008, of record in Instrument No. 20081211-0119400, said Register's Office.

This conveyance is subject to matters shown on the Plat of River Plantation, Section Three, Condominium Apartments, of record in Book 4675, Pages 75, 76, and 77, amended in Book 4675, Pages 102-105, and Book 6231, Page 156; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens of record in Master Deed of record in Book 4784, Page 464 and amended in Book 5785, Page 180, and Book 5840, Page 663; Bylaws of record in Book 4784, Page 482 and Instrument No. 20200729-0083523; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **8300 SAWYER BROWN RD., UNIT B-302, 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 5 day of November, 2021.

James D. Marable

JAMES D. MARABLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James D. Marable,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5 day of November, 2021.

My Commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

