Karen Johnson Davidson County
Batch# 897367 DEEDWARR
08/02/2022 11:07:01 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220802-0087889

WARRANTY DEED

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4935-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Richard L. Arrington and Mary E. Heday Arrington	NEW OWNER	142090H08800CO
(NAME)	(NAME)	
9120 Sawyer Brown		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BILLIE J. BREEDLOVE, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD L. ARRINGTON AND MARY E. HEDAY ARRINGTON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being unit No. 9120, together with the Carport designated No. 9120-C, in River Plantation, Section IX, Phase II-B, 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 II-B, Condominiums Apartments, recorded in Book 7900, page 365, et seq., Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 8061, page 341,

at and further described in annexation document of record in Book 8591, page 251, said Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to William J. Breedlove and Billie J. Breedlove by Warranty deed from Alma June Berry of record in Instrument No. 20070706-0080505 Register's Office for Davidson County, Tennessee, dated July 3, 2007 and recorded on July 6, 2007. William J. Breedlove died on April 21, 2022, leaving Billie J. Breedlove the surviving tenant by the entirety.

Billie J. Breedlove and Billie Jean Breedlove are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 9120 Sawyer Brown, Nashville, TN 37221
(House No.) (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 our hands this 1st day of August, 2022.

Billie J. Breedlove by William Mark Breedlove, Attorney-in-Fact

Billie J. Breedlove by William Mark Breedlove, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **William Mark Breedlove,** 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 on behalf of **Billie J. Breedlove,** as her Attorney in Fact, as the free act and deed of the within named **Billie J. Breedlove.**

Witness my hand and official seal this the 1 day of August, 2022.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

My Commission Expires:

Notary Public