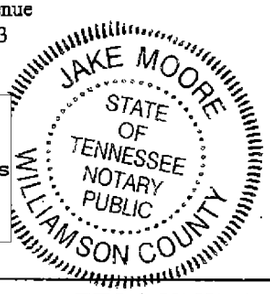
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5194-WE

Karen Johnson Davidson County
Batch# 919069 DEEDWARR
09/20/2022 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220920-0104558



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,000.00.

Larry G. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-24-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry G. Walker & Ruth K. Walker	CMG MORTGAGE	
8827 Sawyer Brown Road	3160 Crow Canyon Road; Suite 400	142-13-OC-109.00-CO
Nashville, TN 37221	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sandra W. Elder, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry G. Walker and Ruth K. Walker, 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:

Unit No. 8827, together with the carport designated No 8827-C in River Plantation Section Eleven, Phase 2, 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 2, Condominium Apartments, recorded in Book 9700, Page 748, 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 11156, Page 361, Register's Office for Davidson County, Tennessee and Plat Book 9700, page 748, 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 2, Condominium Apartments, contained in the Master Deed and By-Laws Appended thereto, record in Book 10628, Page 661, and Plat in Book 9700, Page 482, 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; and Section Eleven, Phase 4, by Annexation Document of record in Book 11432, Page 9032, and Plat Book 9700, Pages 884 and 885, said Register's Office, are incorporated is this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Sandra W. Elder by Estate Quitclaim Deed from Sandra W. Elder and Charles M. Wood, as Co-Personal Representatives of the Estate of Mabel D. Wood, deceased of record in Instrument No. 20200811-0089040, Register's Office for Davidson County, Tennessee, dated August 06, 2020 and recorded on August 11, 2020.

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.

This is improved property known as 8827 Sawyer Brown Road, Nashville, TN 37221

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-18223-RR

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 the 19th day of September, 2022.

Sandra W. Elder

Sandra W. Elder

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 **Sandra W. Elder**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of September, 2022.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Michael Ference, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/19/22.

Affiant Signature

9/20/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of September, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires