WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130106811 DEEDWARR
Recvd: 12/26/13 09:13 2 pgs
Fees:13.00 Taxes:562.40

20131226-0129692

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **December, 2013**.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Leslie and Steve Leslie	F & M Bank	142-05-0D-042.00-CO
(NAME) 1004 Todd Preis Drive	(NAME) 50 Franklin Street	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Clarksville, TN 37060	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, WE, **Ralph Pettersen and wife, Jean Pettersen**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amy Leslie and Steve Leslie, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. Q-408, together with the carport designated as Q-408-C, in River Plantation, Phase One, Section Four, a Condominium, a Horizontal Property Regime, as shown on the Plan of Phase One, Section Four, River Plantation, a Horizontal Property Regime, of record in Book 4860, pages 17, 18 and 19, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4892, page 440, as amended in Book 4956, page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, 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, Phase One, Section Four, Condominium Apartments, contained in the Master Deed in Book 4892, page 440, as amended in Book 4956, page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760 and By-Laws in Book 4892, page 456, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

BEING the same property conveyed to Ralph Pettersen and wife, Jean Pettersen by Warranty Deed dated March 23, 2006 from Robert C. Rourke, a married man and filed of record in Instrument No. 20060327-0034452, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1004 Todd Preis Drive, Nashville, TN 37221

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, has 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 **20th** day of **December, 2013**

Ralph Pettersen

Ralph Pettersen

Jean Pettersen

Jean Pettersen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Ralph Pettersen and Jean Pettersen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **December, 2013**

Notary Public

My commission expires: 12-10-16

LAURIE PHILLIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY