WARRANTY DEED

Bill Garrett Davidson County
Batch# 8828 DEEDWARR
10/05/2017 10:32:40 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20171005-0102325

O-BR-17-967

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Dean and Sheryl Dean	New Owner	
(NAME)	(NAME)	**142-05-OD-068.00-CO**
967 Todd Preis Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY F. BALDWIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES DEAN AND SHERYL DEAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. J-404, together with the Carport designated No. J-404-C, of River Plantation, Phase One, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the Plan of River Plantation, Phase One, Section Four, Condominium Apartments, recorded in Book 4860, Pages 17, 18 and 19, and as amended in Book 4860, Pages 107, 108 and 109, Register' s Office for Davidson County, Tennessee, and established by a Master Deed, of record in Book 4892, Page 440, and amended in Book 4956, Page 756 and Instrument Nos. 20050128-0010626 and 20050602-0062760, Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more completedescription thereof.

Being the same property conveyed to Mary F. Denson, unmarried by Warranty deed from J. Wayne Phelps, Executor of the Estate of Atrel Beatrice Ceigler of record in Instrument No. 20130528-0053163 Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on May 28,2013. The said Mary F. Denson having since married and is now known as Mary F. Baldwin.

NOTE: DAVID BALDWIN JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page (s) 17 through 19, inclusive and amended in Plat Book 4860, Page(s) 107 through 109 inclusive, Register's Office for Davidson County, Tennessee;
- All matters shown on the Plan of record in Book 4675, page 127, Register's Office for Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominiums of record in Book 4892, Page 440, amended in Book 4892, page 484, Book 4956, page 756 amended in Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee;

- By-Laws in Book 4892, page 456, amended in Book 7850, page 955, Register's Office for Davidson County, Tennessee;
- Charter for River Plantation Section Four Condominiums Homeowners' Association, Inc. in Instrument No. 20050415-0042394, Register's Office for Davidson County, Tennessee;
- TVA Line Easement in Book 2274, page 547, Book 2277, page 619 and Book 3028, page 605, Registers' Office for Davidson County, Tennessee (affects common area only);
- Easement for fuel line of record in Book 7776, Page 934, Register's Office for Davidson County;
- Easement of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee;
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **967 Todd Preis Dr., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF September, 2017.

Mary F. Baldwin
Mary F. Baldwin

David Baldwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY F. BALDWIN AND DAVID BALDWIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2017.

Brian D. Mitchell
Notary Public
My Commission Expires: 8/20/19
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212