ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Carolyn Kluser	{New Owner	}044150F00100co }
{1302 Riverside Drive	{	} }
{Old Hickory, TN 37138	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 15612		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Dustin Plummer and Deri Plummer, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Carolyn Kluser, a married person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "A" as established by Declaration Establishing a Horizontal Property Regime for 1115 Riverside Drive Townhomes of record in Instrument Number 20180313-0023678, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further a more comprehensive legal description.

Being part of the same property conveyed to Dustin Plummer and Deri Plummer, husband and wife, from Thomas Patterson Swan, Kate Turner Swan, Molly Hamilton Swan and Sally Wren Swan by Warranty Deed of record in Instrument 20170405-003487, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1115 Riverside Drive, Unit A, Old Hickory, Tennessee 37138.

This conveyance is subject to the following:

1. Taxes for the year 2018 for Sumner County, Tennessee.
2. To all matters as disclosed on plat of record in Book 1424, page 126, and Instrument Number 20180313-0023678, said Register's Office for Davidson County, Tennessee.
3. Easements of record in Book 1714, page 126, Register's Office for Davidson County, Tennessee.
4. Covenants of record in Instrument Number 20180313-0023678, said Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 167943 **DEEDWARR**
11/28/2018 12:08:46 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20181128-0116042

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $185,000.00.
(
(Subscribed and sworn to before me
(this 26th day of June, 2018.
(
(
((My Commission Expires: 1-16-19

Affiant

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hands this 21ST day of June, 2018.

Dustin Plummer

Deri Plummer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Dustin Plummer and Deri Plummer, husband and wife, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of June, 2018.

Notary Public

My Commission Expires: May 3, 2021

ROBERT S. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires