Karen Johnson Davidson County
Batch# 258639 DEEDWARR
07/18/2019 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20190718-0070517

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of July, 2019.

(Affix Seal) Notary Public

My Commission Expires: 12-5-2020

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2019-759-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kimberly Talbert and Brenda Moore 8723 Sawyer Brown Road Nashville, TN 37221	NEW OWNER	Map/Parcel 142 13 0C 086.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Eldridge, Jr. and wife, Deborah K. Eldridge,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Kimberly Talbert and Brenda Moore, as joint tenants with the right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Unit No. 8723 together with the carport designated No. 8723 in River Plantation Section 1 1 Phase 1 a Condominium a Horizontal property Regime located on Sawyer Brown Road Bellevue Davidson County, Tennessee as shown on the plat of River Plantation Section 11 Phase 1 , Condominium Apartments recorded in Book 9700, page 694, 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 11029, page 592, Register's Office for Davidson County, Tennessee and plat Book 9700, page 482, to which reference is hereby made the easement, restrictive covenants conditions and regulations imposed upon and relating to the apartments, property co-owners and tenants of River Plantation Section 11 Phase 1 Condominium Apartments contained in the Master Deed and by laws appended thereto recorded in Book 10628, page 661, and Plat Book 9700, page 482, et. sec. Register's Office for Davidson County Tennessee and applied to Section 11 Phase 3 by annexation document of record in Book 1132, page 184, and Plat Book 9700, page 835, said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein and Section Eleven Phase 4 by annexation document of record in Book 11432, page 903, and Plat in Book 9700, page 884 and 885. This conveyance is subject to the aforesaid Master Deed, By Laws, plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Section 8-11 Umbrella Association Inc. of record in Book 7389, page 924, Flat in Book 7900, page 745, et sec. as re-recorded in Book 7900, page 945, Register's Office for said County.

Being the same property conveyed to James E. Eldridge, Jr. and wife, Deborah K. Eldridge by Warranty Deed from Leah Roberts, dated September 30, 2013, of record in Instrument No. 20131004-0104468, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2019 have been prorated between the parties as of the date of closing to be assumed by Grantees herein, zoning, setback requirements and general utility, sewer,

and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 8723 Sawyer Brown Road, 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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and binds themselves, their heirs and assigns, 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 18th day of July, 2019:

James E. Eldridge, Jr.

Deborah K. Eldridge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of July, 2019, before me personally appeared James E. Eldridge, Jr. and Deborah K. Eldridge, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of July, 2019.

Notary Signature
My commission expires: 12.5.2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

