WARRANTY DEED

Karen Johnson Davidson County
Batch# 283057 **DEEDWARR**
09/09/2019 03:57:10 PM 2 pgs
Fees: $13.00 Taxes: $1,183.63

20190909-0091040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 3/13/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Carter G. Baker	Movement Mortgage, LLC	142-9H-121
(NAME)	(NAME)	
9029 Sawyer Brown Road	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192197

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/we, **Jacqueline S. Palmer, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Carter G. Baker, an unmarried man**, 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 located in Davidson County, Tennessee, being Unit No. 9029 of River Plantation, Section IX, Phase II-E, a Condominium, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation, Section IX, Phase II-E, a Condominium, a Horizontal Property Regime of record in Deed Book 482, Page 397 as amended in Deed Book 8061, Page 341 and further described in annexation document of record in Book 9053, Page 256, and further amended in Instrument No. 20041124-0140994 and Plan of Section IX, Phase II-E, of record in Plat Book 7900, Pages 583 and 584, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Jacqueline S. Palmer, unmarried by Warranty Deed from Tanja F. Pinkerton dated December 6, 2017 and filed of record in Instrument No. 20171213-0127251, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 9029 Sawyer Brown Road, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and I/we do covenant with the said GRANTEE that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of August, 2019

Jacqueline S. Palmer

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jacqueline S. Palmer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of August, 2019.

Notary Public

My Commission Expires: 11.22.21

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.