WARRANTY DEED

Karen Johnson Davidson County
Batch# 334987 DEEDWARR
12/26/2019 02:45:45 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20191226-0133318

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMIN ENQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerald James Miller	Interlinc Mortgage Services, LLC	142010A04400CO
(NAME)	(NAME)	
8207 Sawyer Brown Road, Unit G-4	10613 West Sam Houston Pkwy. N., Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Houston, TX 77064	
(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 considerations, the receipt of which is hereby acknowledged, we, Jean Fair, unmarried and Robert A. Fair, unmarried, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Gerald James Miller and Debra F. Miller, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. G-4, together with the carport designated No. G-4-C, of RIVER PLANTATION SECTION ONE, a Condominium, established by the Master Deed of record in Book 4562, Page 474, and plan of record in Book 4460, Page 59, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Harold L. Fair and wife, Jean H. Fair by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, dated 08/10/1972 and recorded 08/10/1972, of record in Book 4626, Page 966, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean H. Fair by Judgment Order pursuant Divorce File No. 81419, Third Circuit Court for Davidson County, Tennessee, entered 03/05/1976 and recorded 04/03/1981, of record in Book 5728, Page 959, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert A. Fair and Jean Fair by Quitclaim Deed from Mrs. Jean Fair, dated 08/28/2013 and recorded 08/28/2013, of record in Instrument 201308280090836, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean Fair, a Life Estate and Robert A. Fair as remainderman by Quitclaim Deed from Robert A. Fair, dated 07/27/2015 and recorded 08/07/2015, of record in Instrument 201508070079090, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8207 Sawyer Brown Road, Unit G-4, Nashville, TN 37221

(House Number) (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(S), his/her/their 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), his/her/their 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.

Effective the 9th day of December, 2019 .

Jean Fair

Jean Fair

Robert A. Fair

Robert A. Fair

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Fair and Robert A. Fair, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of December, 2019.

Notary Public:
My Commission Expires: 8/15/22

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027