THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124619

Karen Johnson Davidson County
Batch# 359820 **DEEDWARR**
02/19/2020 08:33:10 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20200219-0018204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2020.

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 17, 2020

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margeree Crabtree 8544 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142-09-0D-194.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth D. Jackson, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margeree Crabtree, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 8544, together with the carport designated No. 8544-C, in River Plantation, Section Ten, Phase II-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-B, Condominium Apartments, recorded in Plat Book 9700, Page 27, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation documents in Book 9669, Page 111, Book 9780, Page 284, and Book 10024, Page 409, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-B, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq., as applied to Section Ten, Phase II-B, by annexation documents in Book 9780, Page 284; Book 9669, Page 111; Book 10024, Page 409; Book 10136, Page 708; and Book 10417, Page 348, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Charles D. Jackson and wife Elizabeth D. Jackson by Warranty Deed from Rebecca Lauren Smith, recorded on the 10th day of December, 2001 in Instrument No. 20011210-0136051, in the Register's Office of Davidson County, Tennessee.

Charles D. Jackson having since died on March 15, 2013 in Davidson County, Tennessee, leaving Elizabeth D. Jackson as the sole tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 8544 Sawyer Brown Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of February, 2020.

Elizabeth D. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth D. Jackson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2020.

Notary Public

My Commission Expires: _____

