Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1042

Karen Johnson Davidson County
Batch# 360326 DEEDWARR
02/19/2020 11:39:10 AM 2 pgs
Fees: $13.00 Taxes: $1,019.56
20200219-0018408

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gloria J. Rankin, a widow**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Elder and Heather Elder, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit 9000, together with carport designated No. 9000-c, in River Plantation, Section IX, Phase II-F, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-F, Condominium Apartments, recorded in Book 7900, pages 672-673, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, as amended in Book 9326, page 713, and amendment in Book 9326, page 713, said Register's Office, and further described in annexation document of record in Book 9247, page 951, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of River Plantation, Section IX, Phase II-F, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, page 341-346, and annexation document in Book 9247, page 951, 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. This conveyance is also subject to covenants, conditions, and restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924 and annexation documents of record in Book 8494, page 628; Book 8591, page 251; Book 8666, page 319; Book 8844, page 642, as amended in Book 8975, page 89; Book 9053, page 256; Book 9247, page 951, Register's Office for said County.

Being the same property conveyed to Gloria J. Rankin, a widow by deed from Haury and Smith Contractors, Inc. dated December 1, 1994, of record in Book 9540, page 249, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 9000 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of February, 2020.

X Gloria J. Rankin
Gloria J. Rankin

State of Tennessee)
County of Davidson)

On this 14th day of February, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gloria J. Rankin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public
My Commission Expires: 11/3/2020

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 275,555.00.**

X Gloria J. Rankin
Affiant

Sworn and subscribed before me on this the 14th day of February, 2020.

Notary Public
My Commission Expires: 11-3-20

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Michael Elder 4321 Beekman Drive Nashville, TN 37215	NEW OWNER	142-09-0H-144.00