WARRANTY DEED

Karen Johnson Davidson County
Batch# 370582 DEEDWARR
03/10/2020 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200310-0027027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Martha Jane Callahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Martha Jane Callahan	Cardinal Financial Co., LP	Parcel ID: 142 13 0C 007.00
(NAME)	(NAME)	
8588 Sawyer Brown Road	3701 Arco Corporate Dr., Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Homer Thomas Fetherling and Betty Ann Carver, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Martha Jane Callahan**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 8588, together with the carport designated No. 8588-C, in River Plantation, Section Ten, Phase II-A, 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-A, Condominium Apartments recorded in Plat Book 7900, page 956, 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 document in Book 9669, page 111, 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-A, 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-A, by annexation documents in Book 9669, page 111, Book 9780, page 284, 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 Homer Thomas Fetherling and Betty Ann Carver, husband and wife by Warranty Deed from William F. Towle And Stephanie H. Towle, husband and wife dated December 15, 2017 and recorded December 19, 2017 as Instrument No. 20171219-0129091, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8588 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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 10th day of March, 2020.

Homer Thomas Fetherling by Laurie M Hart Atty in Fact

Homer Thomas Fetherling by Laurie M. Hart Attorney In Fact

Betty Ann Carver by Laurie M Hart Atty in Fact

Betty Ann Carver by Laurie M. Hart Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Homer Thomas Fetherling and Betty Ann Carver, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Homer Thomas Fetherling and Betty Carver, for the purposes therein contained.

Witness my hand and official seal, this the 10th day of March, 2020.

Makeysha Sorensen
Notary Public

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

My Commission Expires:

(SEAL)

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

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 Dana Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY