ADDRESS NEW OWNER: Jennifer Hinson
1042 Todd PreissDr
Nashville, TN 37221

SEND TAX BILL TO: New Owner

Karen Johnson Davidson County
Batch# 439497 DEEDWARR
07/17/2020 11:36:11 AM 2 pgs
Fees: $13.00 Taxes: $899.10
20200717-0078752

MAP-PARCEL NOS. 142050CO2800CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ruby J. Jackson, a single woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Hinson, a single woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Unit. No. V-408, together with Carport designated No. V-408-C , as shown on the Plan of River Plantation, Phase One, Section Four, River Plantation, a Condominium, of record in Plat Book 4860, pages 17 18, and 19, Register's Office for Davidson County, Tennessee, as established under the Master Deed establishing a Horizontal Property Regime of River Plantation (Section Four) of record in Book 4892, page 440, and Book 4956, page 756, as Amended in Instrument No. 20050128-0010626 and Supplemented and Amended in Instrument No. 20050602-0062760 and Bylaws appended thereto, said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common elements appurtenant to said Unit, as set forth in said Declaration.

Being the same property conveyed to Ruby J. Jackson from Robert J. Vacek and Ann M. Vacek, married, by Warranty Deed recorded on March 31, 2004, in Instrument No. 20040331-0036306, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1042 Todd Preis Drive, Nashville, TN 37221.

Said property is being conveyed "AS-IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Phase One, Section Four, River Planation, a Condominium of record in Plat Book 4860, pages 17, 18 and 19, Register's Office for Davidson County, Tennessee.(3) Boundary Plat of River Plantation of record in Plat Book 4460, page 80, Register's Office for Davidson County, Tennessee.(4) Boundary Plat of River Plantation, Section Four (specifically sewer easement) of record in Plat Book 4675, page 127, said Register's Office. Easement for cemetery with right of ingress and egress thereto of record in Book 174, page 70, Register's Office for Davidson County, Tennessee.(5) Transmission Line Easement of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.(6) Easement to Harpeth Valley Utilities District of record in Book 3370, page 6, Register's Office for Davidson County, Tennessee.(7) Grant of Gas Service Line or fuel Line Easement to Nashville Gas Company of record in Book 7775, page 934, Register's Office for Davidson County, Tennessee.(8) Charter of River Plantation Section Four Condominium Homeowners' Association, Inc. of record in Instrument No. 20050415-0042394, Register's Office for Davidson County, Tennessee.(9) Master Deed establishing a Horizontal Property Regime of River Plantation (Section Four) of record in Book 4892, page 440, and Book 4956, page 756, as Amended in Instrument No. 20050128-0010626 and Supplemented and Amended in Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.(10) By-laws of River Plantation Section Four (a Condominium) of record in Book 4892, page 456 and Supplemented and Amended in Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of July 2020.

Ruby J. Jackson by Ava Diviney, Attorney-in-Fact

Ruby J. Jackson by Ava Diviney, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of July 2020, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ava Diviney with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Ruby J. Jackson and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded in Instrument No. _____ in said Register's Office.

Witness my hand and official seal at office, this 15th day of July 2020.

20200717-0078751

Notary Public
My Commission Expires: 11-3-2020

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $243,000.00.

Grace Pond
Affiant

Subscribed and sworn before me this 15th day of July 2020.

J Anderson
Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

File No. 2006K140