WARRANTY DEED

File #19525

Karen Johnson Davidson County
Batch# 440718 DEEDWARR
07/20/2020 11:30:19 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20200720-0079312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$249,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-26-23
(AFFIX SEAL)

WENDEE LUMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires NOV. 26, 2023

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Harrison	NEW OWNER	-142-05-0D-001.00-CO
(NAME)	(NAME)	
900 Todd Preis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jeffrey Eugene Runion, a married man** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis Harrison, a married man**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 Unit A, 401, Together with carport designated No. A401-C on the Plan of Amended Plat Buildings A,K,N,R,U,W,X,Y and z, Phase one, Section Four River Plantation Condominium Apartments of record in Plat Book 4860, pages 17 thru 19, amended in Plat Book 4860, pages 107 thru 109, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four) a horizontal property regime established by Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756 and further amended in Instrument No. 20050128-0010626 and Instrument No 20050602-0062760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Runion Properties, LLC, a Tennessee limited liability company by Warranty deed from Madge Runion as Trustee of The Madge Runion Trust of record in Instrument No. 20120411-0030949 Register's Office for Davidson County, Tennessee, dated April 03, 2012 and recorded on April 11, 2012.

Being the same property conveyed to Jeffrey Eugene Runion by Quitclaim deed from Runion Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20170427-0041630 Register's Office for Davidson County, Tennessee, dated April 27, 2017 and recorded on April 27, 2017.

This property has never been the martial residence of Jeffrey Eugene Runion, therefore spouse is not required to join in this execution.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as **900 Todd Preis Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my hand this 17th day of July, 2020.

Jeffrey Eugene Runion

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jeffrey Eugene Runion**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2020.

My commission expires: 8-4-20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027