Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0343

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Karen Johnson Davidson County
Batch# 450961 DEEDWARR
08/05/2020 12:10:53 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20200805-0086902

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of July, 2020

Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Terry Canady and Diane Canady 8716 Poplar Creek Road Nashville, TN 37221	NEW OWNER	142-09-0E-071.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Richard M. Stannard, Jr. , sole heir at law of the Estate of Frances A. Stannard and sole heir of the Estate of William H. Stannard

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terry Canady and Diane Canady, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1272 of River Plantation, Section Seven, Phase One, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation, Section Seven of record in Book 6226, Page 9, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Page 705, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Frances A. Stannard by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation of record in Book 6905, Page 240, Register's Office for Davidson County, Tennessee, dated June 27, 1986 and recorded on July 01, 1986. (Value or consideration shown in aforementioned deed $90,500.00.) Frances A. Stannard died intestate August 18, 2018. Affidavit of Heirship recorded in Instrument No. 20190425-0038158, Register's Office for Davidson County, Tennessee, states sole heirs at law are William H. Stannard and Richard M. Stannard, Jr. William H. Stannard died intestate December 20, 2019, his estate entered in the Seventh Circuit Court for Davidson County, Tennessee Probate

December 20, 2019, his estate entered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No. 20P338., sole heir at law is Richard M. Stannard, Jr., per Affidavits of Heirship of record in Instrument No. 20200805-0086900 and Instrument No. 20200805-0086901, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1272 General George Patton 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of July, 2020.

Richard M. Stannard, Jr.

STATE OF Connecticut
COUNTY OF New London

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard M. Stannard, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Colchester, CT this 24 day of July, 2020.

Gayle Furman
Notary Public
My Commission Expires: 08-31-2024

GAYLE FURMAN NOTARY PUBLIC CONNECTICUT

WARRANTY DEED