WARRANTY DEED

Karen Johnson Davidson County
Batch# 464624 DEEDWARR
08/26/2020 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20200826-0096687

MST 2020-1295

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 2020

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

SHERI FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ellen Jacobsen	New owner at	142-13-0C-114.00-CO
(NAME)	(NAME)	
8832 Sawyer Brown Road	property address	
(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, WE, **Barbara Jean Maclennan, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Ellen Jacobsen, an unmarried woman,** 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 apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 8832 together with the carport designated No. 8832-C, in River Plantation, Section Eleven, Phase 2, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 2, Condominium Apartments, recorded in Book 9700, page 748, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11156, page 361, Register's Office for Davidson county, Tennessee, and Plat Book 9700, page 748, 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 Eleven, Phase 2, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, et. sea. , Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835; and Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book 9700, pages 884 and 885, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William Marvin Maclennan and Barbara Jean Maclennan, husband and wife by Warranty Deed deed from Charlotte C. Jones, Unmarried of record in Instrument No. 20170224-0018855 Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on February 24, 2017. The said William Marvin Maclennan died on February 1, 2020 and said property vested to Barbara Jean Maclennan as the surviving tenant by the entireties.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 482 and Plat Book 9700, Page 748, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominiums, Section Eleven, Phase One, of record in Book 10628, Page 661, annexation as to Phase Two of record in Book 11156, Page 361, Register's Office for Davidson County, Tennessee. By-Laws of River Plantation Section Eleven of record in Book 10628, Page 677, in the Register's Office for Davidson County, Tennessee. Charter of River Plantation Section Eleven Condominiums Homeowners Association, Inc., of record in Instrument Number 20100603-0043069, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee. Easement to TVA of record in Book 2277, Page 619, Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 8832 Sawyer Brown Road, 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/our hand(s) this 18th DAY OF AUGUST, 2020.

Barbara Jean Maclennan by Yvette Meldrum my attorney-in-fact

Barbara Jean Maclennan by Yvette Meldrum my Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Barbara Jean Maclennan, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Barbara Jean Maclennan, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 18th day of August, 2020.

Notary Public

My Commission Expires: 4-24-2023

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 30, 2021