WARRANTY DEED

Karen Johnson Davidson County
Batch# 482882 DEEDWARR
09/24/2020 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20200924-0110105

O-SRN-20-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/11/2024
(AFFIX SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lisa S. Adcock and James E. Adcock **James R. Adcock**	Regions Bank dba Regions Mortgage	
(NAME) **112 Plantation Court**	(NAME) 2050 Parkway Office Circle	**142-05-0A-028.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINE GALBREATH JERNIGAN, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES R. ADCOCK, AN UNMARRIED MAN AND LISA S. ADCOCK AND JAMES E. ADCOCK, WIFE AND HUSBAND ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. E-2 of River Plantation Condominium Apartments, Section 2, 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 Two) of record in Book 4661, Page 334, amended in Instrument No. 20120828-0077603, Instrument No. 20180522-0048990, Instrument No. 20180522-0048991, 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 depicted on the Plan of River Plantation Condominium Apartments, Section 2, a Condominium Development in Book 4460, Page 136; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being a portion of the same property conveyed to James Allen Kearley and wife, Mary Alice Kearley, as tenants by the entirety by Quitclaim Deed from James Allen Kearley and wife, Mary Alice Kearley, of record in Instrument No. 20150316-0022514, Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 16, 2015. James Allen Kearley died September 22, 2015 leaving Mary Alice Kearley surviving tenant by the entirety. Mary Alice Kearley died December 15, 2018. Estate of Mary Alice Kearley, Docket No. 19P520 names heir Mary Christine Galbreath Jernigan aka Christine Galbreath Jernigan. Last Will and Testament of Mary Alice Kearley of record at Instrument No. 20190405-0031083 in the Register's Office of Davidson County, Tennessee.

HIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4460, Page 136, 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, Section Two of record in Book 4661, Page 334, amended in Instrument No. 20120828-0077603, Instrument No. 20180522-0048990, Instrument No. 20180522-0048991, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 4661, Page 353, amended in Book 4691, Page 906, Book 6354, Page 676 and corrected in Book 6436, Page 389, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 4661, Page 379, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument No. 20110831-0067570 and Instrument No. 20100408-0026710, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050159, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 7598, Page 745, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Plantation Court, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 21st DAY OF SEPTEMBER, 2020.

Christine Galbreath Jernigan
Christine Galbreath Jernigan

STATE OF N.C.
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE GALBREATH JERNIGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of September, 2020.

Yma Benoit Petit Jeune
Notary Public
My Commission Expires: 12/11/2020
(SEAL)

YMA BENOIT PETIT JEUNE NOTARY PUBLIC ORANGE COUNTY, N.C.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

