Karen Johnson Davidson County
Batch# 514094 DEEDWARR
11/10/2020 03:17:19 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20201110-0132724

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

Affiant

Sworn to and subscribed before me this 5th day of November, 2020.

Notary Public
My Commission Expires:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Gina L. Kosser	501 Plantation Court		
501 Plantation Court		New Owner	142-05-0A-101.00-CO
Nashville, TN 37221	Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **John Richard Fox, an unremarried widow,** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Gina L. Kosser,** (Grantee), her heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. R-1 together with the carport designated as No. R-1-C in the River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments recorded in Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 4661, Page 334 of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments co-owners and tenants of River Plantation, Section Two, Condominium Apartments contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, Page 334, Register's Office for Davidson County, Tennessee, are incorporated in this Deed by reference and made a part hereof the same as though copied herein. Also copied herein are the amended By-Laws of record in Book 4691, page 905, said Register's Office.

Being the same property conveyed to John Richard Fox and wife, Helen Lynn Fox by Warranty deed from Gerald D. Laufman and wife, Catherine J. Laufman of record in Instrument No. 20071119-0135141 Register's Office for Davidson County, Tennessee, dated November 14, 2007 and recorded on November 19, 2007. The said Helen Lynn Fox having been deceased on July 13, 2020.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021 and all subsequent years.
Plan of record in Plat Book 4460, Page (s) 136 and 137 and Plat Book 4460, Page 80, Master Deed establishing a Horizontal Property Regime of River Plantation, Section 2 of record in Book 4661, Page 334, amended in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, amended and restated in Instrument No. 20120828-0077595, corrected in instrument No. 20121207-0113069, Instrument No. 20120828-0077603, Instrument No. 20180522-0048990 and Instrument No. 20180522-0048991, Register's Office for Davidson County, Tennessee.

By-Laws appended to Master Deed of record in Book 4661, Page 353, amended in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, in the Register's Office for Davidson County, Tennessee.
Charter of River Plantation (Section Two), Inc. of record in Instrument Number 20100408-0026710 and amended in Instrument No. 20110831-0067570, in the Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utilities District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
Easement granted to Comcast of Nashville of record in Instrument Number 20130517-0050159, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 745, 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.
Rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 5th day of November, 2020.

John Richard Fox by Melyn Galbreath, his Attorney-in-fact

John Richard Fox by Melyn Galbreath, his
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Melyn Galbreath,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the attorney-in-fact for John Richard Fox under the Limited Power of Attorney dated October 7, 2020.

WITNESS my hand and official seal at Franklin, Tennessee, this the 5th day of November, 2020.

NOTARY PUBLIC
My Commission Expires: 12.29.20

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY