Karen Johnson Davidson County
Batch# 543474 DEEDWARR
12/29/2020 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20201229-0154439

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 2nd day of December, 2020.

Notary Public

My commission expires:
6.13.22

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tracey I. Wood	**New Owner**	**142050A05400CO**
212 Plantation Court		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Gail Phebus, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tracey I. Wood, unmarried

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:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Two, Condominium Apartments, as of record in Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. J-2 on said Plan together with carport designated No. J-2-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Two Condominium.

Being the same property conveyed to Gail B. Gober, by Warranty Deed from Emma Shelton Turner, et vir Lynn Turner, dated March 12, 1981, of record in Book 5721, Page 9, Register's Office for Davidson County, Tennessee. Gail B. Gober (now known as Gail Phebus), conveyed subject property to Gail Phebus and Flora Mae Oliver, as joint tenants with right of survivorship, by Deed Creating Joint Tenancy with Right of Survivorship, dated July 17, 2002, of record in Instrument No. 20020719-0087291, Register's Office for Davidson County, Tennessee. The said Flora Mae Oliver having since died on June 19, 2004, property now vests solely in Gail Phebus by virtue of right of survivorship / tenancy by the entirety.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 212 Plantation Court, 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 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 in 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.

Gail Phebus _____ Date: 12/2/20
Gail Phebus

_____ Date: _____

STATE OF TN

COUNTY OF Rutherford

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

Witness my hand, at office, this 2 day of December, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 11-17-24

ANGELA C
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY