THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131878

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-10132-TR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $278,000.00.

Leslie M. Hanson
Affiant

Subscribed and sworn to before me, this 30th day of December, 2020.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 5, 2023

Karen Johnson Davidson County
Batch# 546080 DEEDWARR
01/05/2021 07:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20210105-0001033

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deborah S Jeffries 403 Plantation Court Nashville TN 37221	Planters Bank 1312 S. Main St Hopkinsville, KY 42241	Tax Parcel ID No. 142 05 0A 078.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leslie M. Hanson, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah S Jeffries, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. L-2, together with the Carport designated No. L-2-C, in River Plantation, Section 2, Condominiums, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of Section 2, River Plantation, Condominium Apartments, recorded in Book 4460, Pages 136 & 137, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4661, Page 334; as amended and restated in Instrument Nos. 20120828-0077603 and 20180522-0048991; 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 apartments, property, co-owners and tenants of River Plantation, Section 2, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 4661, Page 334, and amended and restated in Instrument Nos. 20120828-0077603 and 20180522-0048991 said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-laws of record in Book 4691, Page 906, corrected in Book 6436, Page 389, and further amended in Book 6354, Page 676 and amended and restated in Instrument No. 20120828-0077595 and Scrivener's Affidavit in Instrument No. 20121207-0113069 and further amended and restated in Instrument No. 20180522-0048990, said Register's Office.

Being the same property conveyed to Leslie M. Hanson, an unmarried woman, by Warranty Deed from Sarah Norton Rasras, an unmarried woman, of record in Instrument No. 20140818-0074404, in the Register's Office of Davidson County, Tennessee, dated August 15, 2014 and recorded on August 18, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2, River Plantation, Condominium Apartments, as recorded in Plat Book 4460, Page(s) 136 & 137.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, River Plantation, as recorded in Plat Book 4460, Page(s) 80.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation (Section Two) Condominium of record in Book 4661, Page 334, as amended in Book 4691, Page 906, corrected in Book 6436, Page 389 and further amended in Book 6354, Page 676 and amended and restated in Instrument No. 20120828-0077595 and Scrivener's Affidavit in Instrument No. 20121207-0113069 and further amended and restated in Instrument No. 20120828-0077603, Instrument No. 20180522-0048990 and in Instrument No. 20180522-0048991 and any amendments thereto; also subject to easements, rights and interests 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 building thereon.

Grant of Easement to Comcast of Nashville, I, LLC, recorded in Instrument No. 20130517-0050159.

This is improved property located at 403 Plantation Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2020.

Leslie M Hanson 12/30/20

Leslie M. Hanson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie M. Hanson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2020.

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: _____

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2023

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM