WARRANTY DEED

Karen Johnson Davidson County
Batch# 565782 DEEDWARR
02/01/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210201-0014583

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-09-25

(AFFIX SEAL)

BRITTANY SENSABAUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alan Thomas Caldwell	New Owner	142 01 0A 063.00
(NAME)	(NAME)	
8207 Sawyer Brown Road, Unit J7		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, I/we **William B. Latimer, Trustee of The Thomas E. Roberson Trust Agreement u/t/a dated March 23, 2020**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Alan Thomas Caldwell and Deborah Callan Caldwell, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Being Unit No. J-7, together with Carport designated as No. J-7-C, on the Horizontal Property Regime for River Plantations, Section One, as recorded in the Master Deed of record in Book 4562, Page 474, amended in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288 and as shown on plat of record in Plat Book 4460, Page 59, Register's Office for Davidson County, Tennessee. to all of which reference is hereby made for a more complete description together with an undivided interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to William B. Latimer, Trustee of the Thomas E. Roberson Trust u/t/a dated March 23, 2020 by Warranty Deed from Thomas E. Roberson, dated 03/23/2020 and recorded 03/24/2020, of record in Instrument 202003240031873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 4460, Page 59, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4562, Page 474, and Amendment recorded in Instrument 20051020126564 and Instrument 20140219014288, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto. Charter of record in Instrument 200508180098515, Register's Office for Davidson County, Tennessee. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8207 Sawyer Brown Road, Unit J7, 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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 25 day of January, 2021.

Thomas E. Roberson Trust Agreement u/t/a dated March 23, 2020

By: William B. Latimer - Trustee
William B. Latimer, Trustee

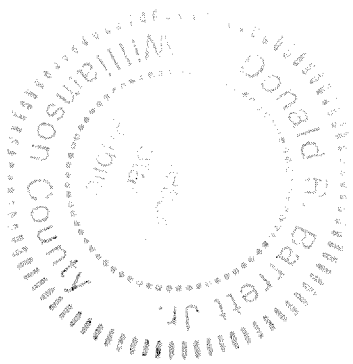
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William B. Latimer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Trustee of The Thomas E. Roberson Trust Agreement u/t/a dated March 23, 2020, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 25 day of January, 2021.

Notary Public:
My Commission Expires: 8/15/24

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064



True Copy Certification

I, Margaret Philpott, 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

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23