WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 659156 **DEEDWARR**
06/17/2021 11:06:29 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210617-0081915

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Craig Cleland and Sue Cleland		Parcel ID: 142 05 0D 048.00
(NAME)	(NAME)	
987 Todd Preis Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barbara Ruth Causey a/k/a Barbara C. Ferguson, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert Craig Cleland and Sue Cleland, husband and wife**, 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:

Being Unit Number N-401, together with Carport Designated No. N-401-C on the plan of Phase One, Section Four, River Plantation Condominium Apartments of record in Plat Book 4860, Pages 17-19, as amended in Plat Book 4860, Pages 107-109, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, Page 440, as amended in Book 4956, Page 756 and at Instrument Nos. 20050128-0010626 and 20050602-0062760 in said Register's Office.

Being the same property conveyed to John Murphy Ferguson and Barbara R. Causey, Joint Tenants with the Right of Survivorship not as Tenants In Common, by Warranty Deed from H.O. Robertson and wife, Ola L. Robertson, of record in Instrument No. 20020304-0026512, in the Register's Office of Davidson County, Tennessee, dated March 01, 2002 and recorded on March 04, 2002.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 987 Todd Preis Drive, 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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 11 day of June, 2021

BARBARA R. CAUSEY AKA B.C. FERGUSON by BRC ATTY IN FACT

Barbara Ruth Causey a/k/a Barbara C. Ferguson, by Bradley Causey, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Bradley Causey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Barbara Ruth Causey a/k/a Barbara C. Ferguson, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Barbara Ruth Causey a/k/a Barbara C. Ferguson, for the purposes therein contained.

Witness my hand and official seal, this the ~~10th~~ 11th day of June, 2021.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024