File No. 280400786

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/08 13:18 2 pgs
Fees:13.00 Taxes:628.63

20080502-0045212

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AUDREY D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 8-16-08

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Charles W. Roders Family 1989 Trust dated 07/14/1989	Charles W. Roders	053-06-0A-079.00 CO
(NAME)	(NAME)	
2180 Riverway Dr.	P.O. Box 573	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Pine Valley, CA 91962	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, We, Christopher Bryant and wife, Sharon Bryant, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Charles W. Roders, Trustee of The Charles W. Roders Family 1989 Trust dated 7/14/1989, 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 Lot No. 79 on the Plat of Phase Two, Waterford Subdivision, of record in Plat Book 7900, Pages 412-413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Bryant and wife, Sharon Bryant, by Warranty Deed from George R. Dean, Jr. and wife, Shirley S. Dean, as of record in Instrument Number 200006270063854, said Register's Office and as corrected by Notary Affidavit of Correction of record in Instrument Number 20080424-0042126, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Plat Book 7900, Page 412 and Plat Book 7900, Page 413; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) Restrictive covenants contained in an instrument of record in Book 8694, Page 216 and Book 8699, Page 462, said Register's Office. (4) By-Laws contained in an instrument of record in Book 8715, Page 583, said Register's Office. (5) Charter and Articles of Incorporation for Homeowners' Association as of record in Book 8711, Page 701, said Register's Office. (6) Quitclaim Deed to Homeowners' Association for Open Space as of record in Book 8715, Page 590, said Register's Office.

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 ☒ property, known as 2180 Riverway Dr., Old Hickory, TN 37138
(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 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 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 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 our hands this 30th day of April, 2008.

Christopher Bryant

Sharon Bryant

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Christopher Bryant and Sharon Bryant who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 30th day of April, 2008.

Commission expires:

10/10/09

Notary Public

DONALD R. BARRETT, JR.

File Number: 280400786

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064