Davidson County DEEDWARR
Recvd: 04/13/16 11:29 2 pgs
Fees:13.00 Taxes:1091.50
20160413-0035374

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16037073** 161858	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me, this 11th day of April, 2016. Notary Public My Commission Expires: 3-25-18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Glenn Lewis and Anita Lewis 412 NORTHRIDGE COURT Nashville, TN 37221-5309	New Owner	Tax Parcel ID No. 142-13-0-A-039.00 CO

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, **Robert C. Saxon and wife, Georgina N. Saxon** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glenn Lewis and Anita Lewis, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 39, RIVERSIDE, PHASE I, as shown on plat of record in Plat Book 6900, Pages 490-492, Plat Book 6900, Page 784 and Instrument No. 20040506-0052081, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert C. Saxon and wife, Georgina N. Saxon by Warranty Deed from Susan J. Hazen and John E. Jana, both unmarried, recorded on the 24th day of November, 1997 in Deed Book 10695, Page 129, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERSIDE, PHASE I, as recorded in Plat Book 6900, Page(s) 490-492, Plat Book 6900, Page 784 and Instrument No. 20040506-0052081.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7185, Page 619, Book 7405, Page 780, Instrument Nos. 20040419-0044162, 20091124-0108147 and 20091204-0111306.

Charter of Homeowners Association recorded in Book 7829, Page 703.

Easement for Utilities, recorded in Book 6970, Page 278 and Book 6970, Page 281.

Conveyance for open space recorded at Instrument No. 200406080067841.

Agreement for Conservation Greenway recorded at Instrument No. 200410190125877.

Right of Way Agreement recorded in Book 7400, Page 645.

This is improved property located at 412 NORTHRIDGE COURT Nashville TN 37221-5309

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 11th day of April, 2016.

Robert C. Saxon

Georgina N. Saxon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert C. Saxon and Georgina N. Saxon, 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 11th day of April, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018