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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16078499** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $357,500.00.<br><br>Pamela Sidbury<br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of August, 2016.<br><br>W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 27, 2019<br><br>Notary Public<br>My Commission Expires: 5-27-19 |

BILL GARRETT, Davidson County
Trans:T20160071628 DEEDWARR
Recvd: 08/17/16 14:02 2 pgs
Fees:13.00 Taxes:1322.75
20160817-0085987

# WARRANTY DEED

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| Address New Owner:<br>Tim Bongartz and Valerie Adomakoh<br>713 Gleniris Court<br>Nashville TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>142-13-0A-150.00-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, **David Springsteen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tim Bongartz and Valerie Adomakoh, husband and wife**, ("Grantees"), their 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(s) 150, as shown on the map entitled Riverside Phase 2, of record in Plat Book 7900, page 656, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID SPRINGSTEEN, by deed from PRIORITY TRUSTEE SERVICES OF TN, LLC, AS SUBSTITUTE TRUSTEE, of record in Instrument No. 20160217-0014973, dated January 29, 2016, said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 142-13-0A-150.00-CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 7900, page 656, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7185, page 619 and in Book 7405, page 780, amended in Instrument No. 20040419-0044162 and in Instrument No. 20091204-0111306; Consent to Continue Existence of

Riverside Homeowner's Association, Inc. of record in Instrument No. 20091124-01108147, said Register's Office.

This is improved property located at 713 Gleniris 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 12th day of August, 2016.

David Springsteen

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 12th day of August, 2016.

Notary Public

My Commission Expires: _____

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