Davidson County DEEDWARR
Recvd: 09/06/16 09:36 3 pgs
Fees:18.00 Taxes:897.25

20160906-0093065

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 12.18.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tia Repscher	Tia Repscher	108-12-0-B-154.00 CO
(NAME)	(NAME)	
120 Windwood Circle	120 Windwood Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Ian Edward Rubenstein**, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tia Repscher and Chase Caldwell,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 91, on the plan of Phase 1-A, Harborview, of record in Book 7900, page 485, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wade A. Wynn and wife, Lisa M. Wynn, by Warranty Deed from Sheryl S. Hunter, unmarried, dated October 28, 2005, of record in Instrument No. 20051103-0133124, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Ian Edward Rubenstein, an unmarried man, by Warranty Deed from Wade A. Wynn and wife, Lisa M. Wynn, dated April 17, 2015, as of record in Instrument No. 20150423-0036435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing in the plan of record in Book 7900, page 485; Restrictions of record in Book 7471, page 26; Book 7646, page 142; Book 7646, page 147; Book 7646, page 149; Book 7647, page 648; Book 7732, page 749; Book 8263, page 534; Book 8271, page 863; Book 8297, page 380; Book 8634, page 19; Book 8856, page 361 and Book 9182, page 786; Articles of Incorporation/ Charter of record in Book 7522, page 339; Book 8263, page 554 and Book 10316, page 886; Easement for sanitary sewer/ storm drainage of record in Book 5856, page 80 and Book 5856, page 84; Easement for right of way and access of record in Book 8068, page 723; Conveyance of common area of record in Book 8297, page 376 and Book 9108, page 73; Order for open space for cemetery tract of record in Book 9808, page 473 and Book 10004, page 629; and Stormwater Detention Agreement of record in Book 7390, page 270, all matters appearing of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 120 Windwood Circle, Nashville, TN 37214
(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 this 1st day of September, 2016.

Ian Edward Rubenstein

State of Texas
County of Travis

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ian Edward Rubenstein, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of September, 2016

Ana Maricela Ramos
Notary Public
My Commission Expires: 08/07/2020

File No.: 23804

ANA MARICELA RAMOS
Notary Public, State of Texas
Comm. Expires 08-07-2020
Notary ID 129080723

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

