Davidson County DEEDWARR
Recvd: 11/16/16 15:53 3 pgs
Fees:18.00 Taxes:936.10
20161116-0121061

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

_____
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15th DAY OF NOVEMBER, 2016.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/7/2017

JULIE E. OYER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8597 MYERS JV CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Holly N. Myers and Joshua A. Myers	USAA	141060C08000CO
3737 SPRINGWATER DR	10750 McDermott Freeway	
Nashville, TN 37221	San Antonio TX 78288	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ED FELLHAUER AND SHEILA FELLHAUER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HOLLY N. MYERS AND JOSHUA A. MYERS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3737 SPRINGWATER DR, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 9th day of November, 2016.

_____
Ed Fellhauer

_____
Sheila Fellhauer

STATE OF New Mexico
COUNTY OF Santa Fe

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ED FELLHAUER AND SHEILA FELLHAUER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Santa Fe, New Mexico, this 9th day of November, 2016.

Notary Public _____

My Commission Expires: 1/23/19

OFFICIAL SEAL
Altarah Gutierrez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1/23/19

16-8597 MYERS JV CB

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 75, RIVERBRIDGE COMMUNITY, PHASE 1B, as shown on plat of record in Instrument No. 20030709-0094605, 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 by Warranty Deed from Sean W. Conover and wife, Carolyn C. Conover to Ed Fellhauer and Sheila Fellhauer, husband and wife as recorded on the 29th day of August, 2014 in Instrument No. 20140829-0079241 and Warranty Deed from Benjamin Hutchison and Elizabeth Hutchison to Sean W. Conover and wife, Carolyn C. Conover as recorded on the 2nd day of December, 2010 in Instrument No. 20101202-0095849, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, PHASE 1B, as recorded in Instrument No. 20030709-0094605 and Boundary Plat recorded at Instrument No. 20020709-0082561, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030205-0016044, 20030303-0027396 and 20030806-0111893 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.

f. Charter of Homeowners Association recorded at Instrument No. 20030218-0020998.

g. Easement for Right of way Dedication, recorded in Instrument No. 20081208-0118318.

h. Easement for Broadband Communication, recorded in Instrument No. 20121114-0104692.

i. Easement for Telecommunications, recorded in Instrument No. 20140114-0003778.

j. Easement for Public Utilities, recorded in Book 7601, Page 415.

k. Easement for Railway recorded in Book 1298, Page 244.

l. Stormwater Detention Agreement recorded at Instrument No. 20021217-0155374.

m. Subject to the flow of the Harpeth River.

n. Conveyance to Homeowners Association for open areas/common elements recorded at Instrument Nos. 20030806-0111892 and 20090317-0023974.

o. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

p. Property taxes for the current year.

True Copy Certification

I, Cecilia Hensley Kendall, do hereby make oath that I am a licensed attorney and/or 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.

Cecilia Hensley Kendall
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Robert Wesley Brown [Name of Notary], a notary public for this county and state, Cecilia Hensley Kendall [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-11-18

{Notary' Seal}

ROBERT WESLEY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY