Return to: Bridgehouse Title

(2)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170210845** BILL GARRETT, Davidson County Trans:T20170028247 DEEDWARR Recvd: 04/04/17 10:42 2 pgs Fees:13.00 Taxes:849.15 20170404-0032753	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $229,500.00. Affiant Subscribed and sworn to before me, this 30th day of March, 2017. Notary Public My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

WARRANTY DEED

Address New Owner: Janella Newell 471 Huntington Ridge Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-11-0A-094.00-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, **Kimberly A. Bittinger, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janella L. Newell, a single woman**, ("Grantee"), her 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 Unit No. 94 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, Revised in Book 9700, Page 846, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly A. Bittinger, a single woman by Warranty deed from Debbie Winans-Lowe and James Lowe, wife and husband of record in Instrument No. 20130708-0070514 Register's Office for Davidson County, Tennessee, dated July 3, 2013 and recorded on July 8, 2013.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 67 and Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4729, Page 687, amended in Book 4889, page 905, Book 5394, page 243 and Instrument No. 20110331-0024865, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for HOA of record in Book 4729, Page 682 amended in Book 4890, page 84, in the Register's Office for Davidson County, Tennessee.

By-Laws of HOA of record in Book 7423, Page 762 and amended in Instrument No. 20080324-0029069, Instrument No. 20130724-0076332, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to the Homeowner's Association of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 9732, Page 551, Book 9775, page 308 and Book 11345, page 59, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20140902-0079897, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 471 Huntington Ridge Drive Nashville TN 37211

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 20th day of March, 2017.

Kimberly A. Bittinger

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly A. Bittinger, 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 20th day of March, 2017 .

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018