WARRANTY DEED

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/17

(1)

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8926 AKIN JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brenda Kay Akin	NEW OWNER	141060C13500CO
4216 BLACKWATER DRIVE	4216 Blackwater Drive	
Nashville, TN 37221	Nashville TN 37221	

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,

STACY M. WINN AND DENNIS M. WINN, WIFE AND HUSBAND

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

BRENDA KAY AKIN, A SINGLE WOMAN

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 4216 BLACKWATER DRIVE, 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 5th day of May, 2017.

Stacy M. Winn

Dennis M. Winn

BILL GARRETT, Davidson County
Trans:T20170038831 DEEDWARR
Recvd: 05/08/17 10:30 2 pgs
Fees:13.00 Taxes:814.00
20170508-0045310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, STACY M. WINN AND DENNIS M. WINN, 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 Nashville, Tennessee, this 5th day of May, 2017.

Notary Public

My Commission Expires: 3/15/20

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

17-8926 AKIN JV LG

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 149 on the Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development, of record in Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Stacy W. Winn and Dennis M. Winn, wife and husband by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, recorded on the 26th day of April, 2010 in Instrument No. 20100426-0031083, 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.

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

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF RIVERBRIDGE, PHASE 2, SECTION 1, as recorded in Instrument No. 20090205-0009854, 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).

4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument Nos. 20030205-0016044, 20030303-0027396 and Supplementary recorded at Instrument No. 20090317-0023975, 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).

5. Terms and provisions of by-laws of Riverbridge Homeowners Association, Inc. recorded at Instrument No. 20030218-0020999.

6. Charter of Riverbridge Homeowners Association, Inc. recorded at Instrument No. 20030218-0020998.

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

8. Easement for Nashville, Chattanooga and St. Louis Railway, recorded in Book 1298, Page 244.

9. Rights of upper and lower riparian owners to the flow of Harpeth River (if applicable).

10. Changes in the boundary resulting from erosion or accretion caused by the flow of Harpeth River (if applicable).

11. Easement for the flow of the waters of Harpeth River and rights of public therein (if applicable).

12. Stormwater Detention Agreement as set forth in instrument recorded at Instrument Nos. 20021217-0155374 and 20031106-0163291.

13. Riverbridge Right-of-Way Dedication Plat recorded at Instrument No. 20081208-0118318.

14. Deed to Homeowners Association for Common Area recorded at Instrument No. 20090317-0023974.