WARRANTY DEED

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2017

Notary Public:

MY COMMISSION EXPIRES: 8/11/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Henry C. Hartman	New Owner	Parcel ID:
6232 Rivervalley Drive		126160A27900
Nashville, TN 37221		

FOR AND IN 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, we

Frank J. Kaplan and Theresa R. Kaplan, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Henry C. Hartman and Bonnie L. Baer, husband and wife

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:

Being Lot Number 320 on the Plan of Final Plat Riverwalk, Phase 2A, Section 2, of record in Plat Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Frank J. Kaplan and Theresa R. Kaplan by deed from Corinthian Custom Homes, Inc., of record in Instrument 20050718-0083060, dated July 12, 2005, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20011105-0121083 amended in Instrument 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502 and 20011105-0121083, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument 20031014-0151984, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6232 Rivervalley 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 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.

Davidson County DEEDWARR
Recvd: 05/18/17 08:09 3 pgs
Fees:18.00 Taxes:1276.50
20170518-0049138

Witness our hands this 12th day of May, 2017.

Frank J. Kaplan

Theresa R. Kaplan

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank J. Kaplan and Theresa R. Kaplan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of May, 2017.

My Commission Expires: 10/28/2019

Notary Public

PAIGE N. BRADDY
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-28-19

True Copy Certification

I, Joe White, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Julie Dyess, a notary public for this county and state, Joe White 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: 8-11-2020

{Notary' Seal}

