Davidson County DEEDWARR
Recvd: 06/29/17 15:09 3 pgs
Fees:18.00 Taxes:695.60
**20170629-0065674**

# WARRANTY DEED

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/22/2020
(AFFIX SEAL)

G-VRES-17-3293

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Leslie B. McWilliams and Alva L. McWilliams** | New Owner | |
| (NAME) | (NAME) | **141-06-0D-085.00-CO** |
| **3293 Harpeth Springs Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARMAINE TODARO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LESLIE B. MCWILLIAMS AND ALVA L. MCWILLIAMS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Riverbridge Community, A Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, 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 Charmaine Todaro, unmarried by Warranty deed from Shannyn L. Garcia, FKA Shannyn L. Harris, married of record in Instrument No. 20151123-0118569 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 23, 2015. The said Deed inadvertently lists the Grantee as unmarried. Charmaine Todaro is a married woman.

Salvador Todaro, spouse of Charmaine Todaro joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record as Instrument Number 20030213-0019999, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016032, amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Riverbridge of record in Instrument Number 20030205-0016044 and Instrument No. 20030303-0027396, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Instrument Number 20030218-0020987 and Instrument No. 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
• Charter for Riverbridge Community HOA of record in Instrument Number 20030218-0020986, in the Register's Office for Davidson County, Tennessee.
• Deed of common areas to HOA of record in Instrument Number 20030303-0027398, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20021217-0155374, in the Register's Office for Davidson County, Tennessee.
• Boundary Plan of record in Instrument Number 20020709-0082561, in the Register's Office for Davidson County, Tennessee.
• Easement for ingress & egress to cemetary of record in Instrument Number 20020912-0220994, in the Register's Office for Davidson County, Tennessee.
• Easement to Comcast of Nashville I, LLC of record in Instrument Number 20121114-0104692, in the Register's Office for Davidson County, Tennessee.

- Easement to Harpeth Valley Utility District of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- R.O.W. for Nashville, Chattanooga and St Louis Railway of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20151123-0118569 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3293 Harpeth Springs Drive, Nashville, Tennessee 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 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 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 my/our hand(s) this the 28th DAY OF JUNE, 2017.

Charmaine Todaro
Charmaine Todaro

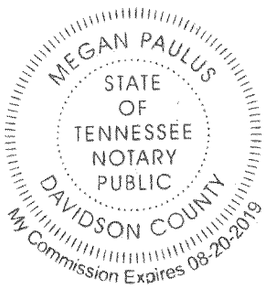
Salvador Todaro
Salvador Todaro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of June, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

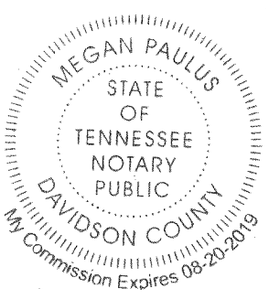



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of June, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019