BILL GARRETT, Davidson County
Trans:T20170069714 DEEDWARR
Recvd: 08/11/17 11:22 2 pgs
Fees:13.00 Taxes:539.83
20170811-0082457

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,900.00

Affiant

Subscribed and sworn to before me, this 8th day of August, 2017.

Notary Public

My commission expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lindsay Smith	new owners	**052-13-0B-227.00**
2546 Sonar St.		
Nashville, TN 37214		

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 ACKNOWLEDGE, WE,

Joel L. Sims, Jr., unmarried

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

Lindsay ~~Ellen~~ Eileen Smith, an unmarried woman

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:

Land in Davidson County, Tennessee. Being Lot 34, on the Plan of River Glen, Phase 5, Section 1, of record in Instrument NO. 20011207-0135344 and as amended by Instrument No. 20030305-0029504, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joel L. Sims, Jr., unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated September 12, 2003, of record in Instrument No. 20030918-0138275, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 5690, Page 853, Register's office for Davidson County County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Master Deed establishing a Horizontal Property Regime of River Glen of record in Book 6762 Page 208 Register's Office for Davidson County, Tennessee.

Master Deed for River Glen, a horizontal property regime, as of record in Book 7566, Page 571, and By-Laws of River Glen Homeowner's Association attached thereto.

Subject to Water and Sewer Easements of record in Book 7061, Page 196, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 8069, Page 158 and Instrument No. 20020425-0051348, Register's Office for Davidson County, Tennessee.

All matters on the plan of record in Book 6900, Pages 650, 651, and 671, Register;s Office for Davidson County, Tennessee.

Storm water Detention Agreement of record in Instrument No. 20010816-0088874. Register's Office for Davidson County, Tennesssee.

Conveyance of common areas of record in Instrument No. 20020503-0054718. Register's Office for Davidson County, Tennessee.

Easements of record in Book 7296, Page 484; Book 11030, Page 731; and Book 3961, Page 681, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of River Glen Open Space One. Part of a Planned Unit Development, of record as Instrument Number 20030319-0036614.

This is improved (__X__) unimproved (_____) property known as 2546 Sonar St., Nashville, TN 37214.

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 in 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.

Witness my/our hand(s) this 8th day of August, 2017.

Joel L. Sims, Jr.,

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Joel L. Sims, Jr., unmarried, the within named Grantor(s), 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, at office, this 8th day of August, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017