WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170074265 DEEDWARR
Recvd: 08/25/17 10:27 2 pgs
Fees:13.00 Taxes:1406.00
20170825-0087508

P-AVE-17-7504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-15-2017
(AFFIX SEAL)

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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)
Nabaz Kadr	SAME/NEW OWNER	
(NAME)	(NAME)	**126-16-0A-306.00-CO**
7504 Watervale 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, **ROBERT SANDERS, III AND CARA SANDERS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NABAZ KADR AND JACQUELYN MESCHELLE ROBERTS, HUSBAND AND WIFE,** 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. 230 on the Plan of Final Plat, Riverwalk, Phase 2A, Section 2 of record in Plat at Instrument No. 20031014-0151984, 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 Robert Sanders, III and Cara Sanders, husband and wife by Warranty deed from Jason C. Perri and wife Sarah K. Perri of record in Instrument No. 20150306-0019190 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 06, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20031014-0151984;
- All matters shown on PUD Boundary Plat in Instrument No. 20011024-0115969;
- All matters shown on plan of Newsom Land in Book 1, Pages 25 and 121, Chancery Court, Davidson County, Tennessee;
- Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, as amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502;
- HOA Charter of record in Instrument No. 20020425-0051371;
- HOA for open space/ common areas of record in Instrument No. 20020424-0050564;
- Landscape Agreement of record in Instrument No. 20010919-0101280;
- Stormwater Detention Agreement of record in Instrument Nos. 20010919-0101279 and 20021119-0143687;
- Public Utilities Easement of record in Instrument No. 20021125-0145984;
- Declaration of road and utilities easement of record in Instrument No. 20010706-0072536;
- Easements granted Nashville Chattanooga & St. Louis Railway of record in Book 513, Page 396;
- Easements and rights granted to Tennessee Electric Power Co. of record in Book 751, Page 375, and Book 787, Page 7;
- Easements and right of way taken to TVA of record in Book 4205, Page 194;
- Judgment of record in Book 4226, Page 715;
- Easement and right of way granted to TVA for transmission line easement of record in Book 4257, Page 647;
- Easement granted Harpeth Valley Utilities District of record in Book 7526, Pages 315, 318 and 324;
- Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040826-0103240;
- Quitclaim Deed to HOA of record in Instrument No. 20040827-0103644;
- Restrictions of record in Instrument No. 20150306-0019190, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 7504 Watervale 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 4 DAY OF AUGUST, 2017.

Robert Sanders, III

Cara Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT SANDERS, III, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARA SANDERS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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