WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170078295 DEEDWARR
Recvd: 09/07/17 09:50 2 pgs
Fees:13.00 Taxes:1202.50
20170907-0091914

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $326,000.00.

Affiant

Subscribed and sworn to before me this 5 day of September, 2017

Notary Public
My Commission expires: 07/06/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zachary Bain McCoy Erica McCoy	new owners	Map 126-16-A Parcel 533.00
6252 Rivervalley Drive		
Nashville, Tn 37221	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jessica L. Owen, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zachary Bain McCoy and Erica McCoy, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Riverwalk, Phase 3C, of record in Instrument Number 20050706-0077607 as corrected in Instrument Number 20060104-0001187 and Instrument Number 20070330-0038464, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jessica L. Owen, unmarried by Special Warranty Deed from American Security Bank & Trust Company dated March 30, 2009 of record in Instrument Number 20090401-0029155, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in 20050706-0077607; 20060104-0001187; 20070330-0038464, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20011105-0121083; 20020424-0050665; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; and Instrument Number 20061214-0154502, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying open space and common areas to Riverwalk HOA of record in Instrument Numbers 20020425-0051371 and 20040827-0103644, Register's Office for Davidson County, Tennessee.
- Any and all recorded easements and/or restrictions affecting the herein described property.

This is improved property known as: **6252 Rivervalley Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-17-6252

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 hands this 31 day of Aug, 2017.

Jessica L. Owen

STATE OF WISCONSIN

COUNTY OF OUTAGAMIE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jessica L. Owen** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 31 day of August, 2017

Notary Public

MICHAEL D. COIT
NOTARY PUBLIC
STATE OF WISCONSIN

My commission expires 01/21/2020