WARRANTY DEED

Bill Garrett Davidson County
Batch# 14697 DEEDWARR
10/17/2017 01:16:42 PM 2 pgs
Fees: $13.00 Taxes: $651.57

20171017-0106366

O-VRES-17-3058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$400,000.00~~ 176,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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)
Kyle Gregory Doppler and Melanie Doppler	CMG	
(NAME)	(NAME) #400	**052-13-0B-167.00-CO**
3058 Penn Meade Way	3160 Crow Canyon Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon CA 94583	
(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, **RIGEL J. SIMPSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE GREGORY DOPPLER AND MELANIE DOPPLER, 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. 203 on the Plan of Condominium Site Plan, River Glen, Planned Unit Development, Phase IV, Section 3 of record in Plat at Instrument No. 20010330-0030661, 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 Rigel J. Simpson and husband, Neville M. Simpson by Warranty deed from Lorellie S. Evangelista, unmarried of record in Instrument No. 20071022-0124690 Register's Office for Davidson County, Tennessee, dated October 18, 2007 and recorded on October 22, 2007.

Being the same property conveyed to Rigel J. Simpson, with the right of survivorship by Quitclaim deed from Neville M. Simpson of record in Instrument No. 20170614-0059557 Register's Office for Davidson County, Tennessee, dated June 10, 2017 and recorded on June 14, 2017.

Further being the same property conveyed to Rigel J. Simpson, by Quitclaim deed from Neville M. Simpson of record in Instrument No. 20170907-0091892 Register's Office for Davidson County, Tennessee, dated September 5th, 2017 and recorded on September 07, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20010330-0030661, Register's Office of Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Glen of record in Book 7566, Page 571, amended in Instrument No. 20040915-0111299 and Resolution in Instrument No. 20040915-0111301, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6762, Page 208, Register's Office for Davidson County, Tennessee;
- Charter of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee;
- Water and Sanitary Sewer Easements of record in Book 7061, Page 196, in the Register's Office for Davidson County, Tennessee;
- Declaration of Submission of River Glen, Phase IV, Section 3 of record in Instrument Number

20010829-0093569, in the Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Instrument Number 20010816-0088874, in the Register's Office for Davidson County, Tennessee;
- Conveyance of Common Areas to River Glen Property Owner's Association of record in Instrument Number 20020503-0054718, in the Register's Office for Davidson County, Tennessee;
- Conveyance of Open Spaces to River Glen Homeowner's Association of record in Instrument Number 20041217-01520273, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3058 Penn Meade Way, Nashville, Tennessee 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 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 12 DAY OF OCTOBER, 2017.

Rigel J. Simpson

Rigel J. Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RIGEL J. SIMPSON, 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 12th of October, 2017.

Notary Public
My Commission Expires:
(SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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