Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M177198

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-21-20
(AFFIX SEAL)

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

O-VRES-17-2823

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 25794 DEEDWARR
11/15/2017 10:55:23 AM 2 pgs
Fees: $13.00 Taxes: $849.89

20171115-0117369

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jalyssa Marie Lopez	New Penn Financial	
(NAME)	(NAME)	**052-13-0B-209.00-CO**
2823 Penn Meade Drive	400 West Brown Deer Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Milwaukee, WI 53209	
(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, **JESSICA FRIERSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JALYSSA MARIE LOPEZ, A SINGLE PERSON** 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. 59 on the Plan of Final Plat of River Glen, Phase III, Section 1 of record in Plat at Instrument No. 20011207-0135041, 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 Jessica Frierson, single woman by Warranty deed from Kerstin Stevens and Jody Stevens, wife and husband of record in Instrument No. 20161229-0136925 Register's Office for Davidson County, Tennessee, dated December 28, 2016 and recorded on December 29, 2016.

NOTE: JUSTIN BROOKS JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

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 River Glen, Phase III, Section 1, of record as Instrument Number 20011207-0135041, Register's Office of Davidson County, Tennessee;
- Boundary Survey for River Glen of record in Book 6900, Page 650, in the Register's Office for Davidson County, Tennessee;
- River Glen Open Space Plat of record in Instrument Number 20030319-0036614, in the Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and By-Laws of record in Instrument Number 20020425-0051349, Register's Office for Davidson County, Tennessee;
- Charter of River Glen Property Owners Association of record in Instrument Number 20020425-0051348, in the Register's Office for Davidson County, Tennessee;
- Charter of River Glen Homeowners Association of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee;
- Conveyance of Open Space to River Glen HOA of record in Instrument Number 20041217-0150273, in the Register's Office for Davidson County, Tennessee;
- Easement for Electric Power Transmission Lines of record in Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee;
- Deed of Conveyance as to Sanitary Sewer and Water Main to Metro Government of record in Book 7061, Pages 172 & 196, in the Register's Office for Davidson County, Tennessee;
- Easement Agreement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewers and Drainage contained in Order of record in Book 11030, Page 731, in the Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement of record in Instrument Number 20010816-0088874, in the Register's

Office for Davidson County, Tennessee;
- 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: **2823 Penn Meade Drive, 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 13th DAY OF NOVEMBER, 2017.

Jessica Frierson

Justin Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA FRIERSON ANSD JUSTIN BROOKS, the within named bargainors, 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 13th of November, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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