Bill Garrett Davidson County
Batch# 31558 DEEDWARR
11/29/2017 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20171129-0121977

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $374,000.00 Affiant Subscribed and sworn to before me, this 25th day of October, 2017. Notary Public My commission expires: 11/5/2019

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey C. Jessup **Claudia F. Jessup**	**New Owner**	**Map/Parcel: 126-16-0-A-052.00 CO**
6617 Valleypark Drive		
Nashville, TN 37221		

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 ACKNOWLEDGED, WE,

Scott H. Ryan and wife, Heather N. Ryan

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

Jeffrey C. Jessup and wife, Claudia F. Jessup

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 No. 52 on the Plan of Riverwalk, Phase 1-A, Section 1 and Phase 1-B, Section 1, a Planned Unit Development, as of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Scott H. Ryan and wife, Heather N. Ryan, by Warranty Deed, from Jack Eastwood and wife, Betty Eastwood, dated October 28, 2005, of record in Instrument No. 20051104-0133686, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20011026-0117231, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20011105-0121083 and amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20011105-0121083, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility District of record in Instrument No. 20021125-0145984, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20021119-0143687, Instrument No. 20010919-0101279, Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20020425-0051371, Register's Office for DAVIDSON County, Tennessee.

Quitclaim Deed to Homeowners Association of record in Instrument No. 20020424-0050564 and Instrument No. 20071220-0145869, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Play of record in Instrument No. 20011024-0115969, Register's Office for DAVIDSON County, Tennessee.
Easement & Rights to Chattanooga and St. Louis Railway of record in Book 513, Page 396, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for DAVIDSON County, Tennessee.
Easements to TVA of record in Book 4205, Page 194, Book 4226, Page 715, Book 4257, Page 647 and Book 4230, Page 987, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, Register's Office for DAVIDSON County, Tennessee.
Landscape Easement of record in Instrument No. 20010919-0101280 and Instrument No. 20061103-0136691, Register's Office for DAVIDSON County, Tennessee.
Road and Utility Access Easement of record in Instrument No. 20010706-0072536, Register's Office for DAVIDSON County, Tennessee.
Riparian Rights for Harpeth River.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6617 Valleypark Drive, Nashville, TN 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 GRANTEES 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 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 25th day of October, 2017.

Scott H. Ryan

Heather N. Ryan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Scott H. Ryan and wife, Heather N. Ryan, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2017.

Notary Public

My Commission Expires: 11-23-20

SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **170621SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017