WARRANTY DEED

Bill Garrett Davidson County
Batch# 32594 DEEDWARR
12/04/2017 10:09:27 AM 2 pgs
Fees: $13.00 Taxes: $780.70

20171204-0123214

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $211,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH ~~DAY OF~~ NOVEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/19/18

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9273

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kimberly Kramer		141060D19200CO
3223 HARPETH SPRINGS		
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 ACKNOWLEDGE, WE,

KARLEY MILLER N/K/A KARLEY B. PARKER* AND COLTON R. PARKER

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

KIMBERLY KRAMER, an unmarried woman

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 Unit No. 192 Riverbridge Community, as shown on a plat of record in Instrument Number 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Tammy J. Nichols, a single woman to Karley Miller, a single woman*, as recorded on the 5th day of July, 2016 in Instrument No. 20160705-0068273 and Warranty Deed from Richard Kulaski and wife, Anna Kulaski to Tammy J. Nichols, as recorded on the 27th day of July, 2007 in Instrument No. 20070727-0089716, in the Register's Office of Davidson County, Tennessee.

Karley Miller now known as Karley B. Parker, a married woman, having since married Colton R. Parker.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument No. 20030213-0019999 and Plat of Right-of-way Dedication recorded at Instrument No. 20081208-0118318, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030205-0016044 and 20030303-0027396, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.

6. Charter of Riverbridge Homeowners Association recorded at Instrument No. 20030218-0020998.

7. Easement for Right-of-way to Comcast Nashville I, LLC, recorded in Instrument No. 20121114-0104692.

8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374.

9. Private Drive Ingress and Egress as set out on recorded plat.

This is improved property known as 3223 HARPETH SPRINGS, 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 in 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 our hand on the 30th day of November, 2017.

Karley Miller n/k/a Karley B Parker

Karley Miller n/k/a Karley B. Parker

Colton R. Parker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KARLEY MILLER N/K/A KARLEY B. PARKER AND COLTON R. PARKER, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2017.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3/15/2020