WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1316

Bill Garrett Davidson County
Batch# 50996 DEEDWARR
01/24/2018 11:31:00 AM 3 pgs
Fees: $18.00 Taxes: $1,084.10

20180124-0007356

WARRANTY DEED

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $293,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ___ DAY OF JANUARY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-28-19

THIS INSTRUMENT PREPARED BY /RETURN TO:
Uth E. Winderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9313 ST

ADDRESS OF NEW OWNER	Mail Tax Bills to:	MAP-PARCEL
Amy E. Patty	Mortgage Investors Group	
4437 KIRKBROOK COURT	8320 East Walker Springs Ln, Ste. 200	141060C16200CO
Nashville, TN 37221	Knoxville, TN 37923	

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, **REBEKAH N. CHAPMAN, AN UNMARRIED WOMAN AND JOEL B. EFFLER, AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY E. PATTY, 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 Lot No. 142 on the Final Plat of Riverbridge, Phase 2, Section 2, a Planned Unit Development, of record in Instrument No. 20100302-0015635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Rebekah N. Chapman, an unmarried woman and Joel B. Effler, an unmarried man by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, recorded on the 22nd day of December, 2011 in Instrument No. 20111222-0100177, in the Register's Office of Davidson County, Tennessee.

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 FINAL PLAT OF RIVERBRIDGE, PHASE 2, SECTION 2, as recorded in Instrument No. 20100302-0015635 and PUD Boundary Plat recorded at Instrument No. 20020709-0082561.
4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030205-0016044, 20030303-0027396, 20030806-0111893, 20090317-0023975 and 20100330-0023630.
5. Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.
6. Charter of Homeowners Association recorded at Instrument No. 20030218-0020998.
7. Grant of Easement as set forth in instrument recorded in Instrument No. 20121114-0104692.
8. Easement recorded in Instrument No. 20140114-0003778.
9. Easement for Public Utilities, recorded in Book 7601, Page 415.
10. Stormwater Detention Agreement recorded at Instrument Nos. 20021217-0155374 and 20031106-0163291.
11. Easement for the flow of the waters of the Harpeth River.
12. Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.
13. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Harpeth River.
14. Conveyance to Homeowners Association recorded at Instrument No. 20100330-0023631.

This is improved property known as 4437 KIRKBROOK COURT, 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 18th day of January 2018.

X _____

Rebekah N. Chapman

STATE OF Tennessee

COUNTY OF Blount

Personally appeared before me, a Notary Public of said County and State, REBEKAH N. CHAPMAN 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Maryville (city), Tennessee (state), this 18th day of January 2018.

_____

Notary Public

My Commission Expires: Aug 23, 2021

STEPHANIE HELEN HOMAN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

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 19 day of January 2018.

Joel B. Effler

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, JOEL B. EFFLER 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin (city), TN (state), this 19 day of January 2018.

Notary Public

My Commission Expires:

JIMMY VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020