WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen D. Hodge	NEW OWNER	062020A316.00
(NAME)	(NAME)	
3252 Cain Harbor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 53950 **DEEDWARR**
02/01/2018 02:50:39 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20180201-0010529

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 considerations, the receipt of which is hereby acknowledged, we, **Randall Reiserer, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Karen D. Hodge unmarried**, hereinafter called the GRANTEE(S), 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 all of Lot No. 281 on the Plan of Final Plat, River Trace Estates, Phase 2 - Section 6, of record in Plat Instrument No. 200106050058138, 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 to Randall Reiserer, a married man by Quit Claim Deed from Randall Reiserer and Ildiko Reiserer, husband and wife, dated 12/13/2007, recorded 01/07/2008, of record in Instrument No. 20080107-0001566, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randall Reiserer and wife, Ildiko Reiserer by Warranty Deed from Capitol Homes, Inc., dated 10/31/2001, recorded 11/05/2001, of record in Instrument No. 20011105-0121276, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Instrument No. 200106050058138, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 6851, Page 370 and Amendment to the Declaration of record in Book 6982, Page 747, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Easement contained in Warranty Deed of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee; (4) Warranty Deed of Flowage Easement of record in Book 2202, Page 83, in the Register's Office for Davidson County, Tennessee; (5) Easement of record in Book 3959, Page 595, in the Register's Office for Davidson County, Tennessee; (6) Grant and Indemnity Agreement of record in Book 7030, Page 798, in the Register's Office for Davidson County, Tennessee; (7) By-Laws of River Trace Homeowner's Association, Inc., of record in Book 6851, Page 390, in the Register's Office for Davidson County, Tennessee; (8) Boundary Plat of record in Book 6250, Page 995, in the Register's Office for Davidson County, Tennessee; (9) Warranty Deed of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee; (10) Quitclaim Deed of record in Instrument No.

20171109-0115654, in the Register's Office for Davidson County, Tennessee; (11) Declaration of Restrictive Covenants for Rivertrace Phase 2 Section 6 of record in Instrument No. 20011126-0128569, in the Register's Office for Davidson County, Tennessee; and (12) Charter and Articles of Incorporation of River Trace Homeowner' Association, Inc., of record in Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3252 Cain Harbor Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 31st day of January, 2018.

Randall Reiserer

State of Tennessee
County of Wilson

Personally appeared before me Randall Reiserer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122