WARRANTY DEED

Bill Garrett Davidson County
Batch# 67655 DEEDWARR
03/12/2018 09:05:58 AM 2 pgs
Fees: $13.00 Taxes: $640.10

20180312-0022893

O-VRES-18-3143

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/28/20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cynthia K. Goddard **Christopher J. Conder** **Jennifer D. Conder**	Same as new owner	
(NAME) **3143 Penn Meade Way**	(NAME)	**052-13-0B-418.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(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, **JOSHUA L. HOUSE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CYNTHIA K. GODDARD AND CHRISTPHER J. CONDER AND JENNIFER D. CONDER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 33, Phase 6, Condominium Plat River Glen Planned Unit Development, as shown on plat of record in Instrument No. 20050602-0062805, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua L. House, an unmarried man by Warranty deed from Jean Ghaly, unmarried of record in Instrument No. 20160419-0037732 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 19, 2016.

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 record in Plat at Instrument No. 20050602-0062805; and Boundary Plat Book 6900, Page 650-651 , Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7566, Page 571 as amended in Instrument No. 20040915-0111299 and Instrument No. 20050713-0081132, Register's Office for Davidson County, Tennessee;
- Charter of River Glen Homeowner's Association of record in Instrument Number 20020425-0051348, in the Register's Office for Davidson County, Tennessee;
- QuitClaim Deed for common areas to River Glen Homeowner's Association of record in Instrument Number 20031123-0171892 and Instrument No. 20041217-0150273, 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;
- Resolution of record in Instrument Number 20040915-0111301, in the Register's Office for Davidson County, Tennessee;
- Quitclaim Deed of record in Instrument Number 20071018-0123516, in the Register's Office for Davidson County, Tennessee;
- Subject to the flow of any creeks, streams, or branches across subject property;
- 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: **3143 Penn Meade Way, 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 28th DAY OF FEBRUARY, 2018.

Joshua L. House

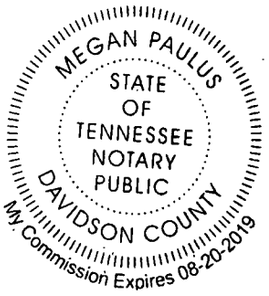
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA L. HOUSE, the within named bargainor, 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 28th of February, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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