(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

ELIZABETH HARLAND WILLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: JANUARY 30, 2022 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $282,000.00 Affiant Subscribed and sworn to before me, this 9th day of March, 2018. Notary Public My commission expires: 1-30-22

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

Bill Garrett Davidson County
Batch# 69564 DEEDWARR
03/15/2018 10:41:53 AM 2 pgs
Fees: $13.00 Taxes: $1,043.40
20180315-0024433

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cathy Webb Katras	**New Owner**	**Map/Parcel 126-16-0-A-644.00CO**
1533 Bending River 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 ACKNOWLEDGE, WE,

John Goetz and Whitney Goetz, husband and wife

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

Cathy Webb Katras, 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. 515 on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, as shown on the plat of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Goetz and Whitney Goetz, husband and wife, by Special Warranty Deed, from Federal Home Loan Mortgage Corporation, dated October 3, 2013, of record in Instrument No. 20131112-0116384, 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. 20061101-0135728, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20011105-0121083, 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, Instrument No. 20061214-0154502, 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, Instrument No. 20040318-0030734, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20020425-0051371, Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Instrument No. 20020424-0050564, Instrument No. 20071220-014869, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary for Riverwalk Community of record in Instrument No. 20011024-0115969, Register's Office for DAVIDSON County, Tennessee.

Easements & Rights to Chattanooga & St. Louis Railway of record in Book 513, Page 396, Register's Office for DAVIDSON County, Tennessee.
Easements to Tennessee Electric Power Co. of record in Book 751, Page 375, Book 787, Page 7, Register's Office for DAVIDSON County, Tennessee.
Easements to Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715, Book 4230, Page 987, Book 4257, Page 647, Register's Office for DAVIDSON County, Tennessee.
Utility Easement to Harpeth Valley Utilities of record in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, Register's Office for DAVIDSON County, Tennessee.
Landscape Easement of record in Instrument No. 20010919-0101280, Instrument No. 20061103-0136691, Register's Office for DAVIDSON County, Tennessee.
Road & Utility Access Easement of record in Instrument No. 20010706-0072536, Register's Office for DAVIDSON County, Tennessee.
Subject to flow of Harpeth River
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.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 1533 Bending River 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 9th day of March, 2018.

John Goetz

Whitney Goetz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, John Goetz and Whitney Goetz, husband and wife, 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 9th day of March, 2018.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **180092SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027