WARRANTY DEED

Bill Garrett Davidson County
Batch# 87006 **DEEDWARR**
05/01/2018 10:25:46 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20180501-0040949

R-VRES-18-712

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(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)
Christina Karpynec	same address	
(NAME)	(NAME)	**091-15-0E-037.00-CO**
712 Centerpoint Lane	new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **RICHARD KENT AND KRISTIN KENT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINA KARPYNEC,** 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 Unit No. 37, Richland Station, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Kent and Kristin Kent, husband and wife by Warranty Deed from Richland Station, LLC of record in Instrument No. 20150304-0018904 Register's Office for Davidson County, Tennessee, dated March 2, 2015 and recorded on March 4, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record as Instrument Number 20140221-0014719, Register's Office of Davidson County, Tennessee.
- Plat of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140213-0012916, Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131122-0120386, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20140213-0012915, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers/Storm Drainage of record in Book 5756, Page 615, in the Register's Office for Davidson County, Tennessee.
- Storm Water Easement of record in Book 1711, Page 486, in the Register's Office for Davidson County, Tennessee.
- Unrecorded Sewer Easement referenced in Book 7791, Page 254, and Book 4418, Page 756, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **712 Centerpoint Lane, Nashville, Tennessee 37209**.

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.

Record and Return To:
Limestone Title & Escrow, LLC
~~3173 South Church Street~~ 522 Brandies Cr Ste1
Murfreesboro, TN ~~37127~~
37128

Witness my/our hand(s) this the 25th DAY OF APRIL, 2018.

Richard Kent

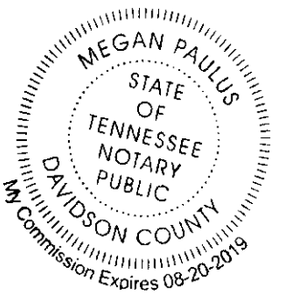
Kristin Kent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD KENT, 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 25th of April, 2018.

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

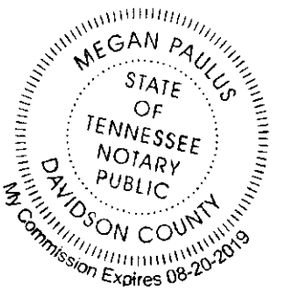


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTIN KENT, 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.

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



RETURN TO:
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Nashville, TN 37212