Bill Garrett Davidson County
Batch# 90570 DEEDWARR
05/09/2018 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20180509-0044650

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180215159**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $396,000.00 Affiant Subscribed and sworn to before me, this 27th day of April, 2018. Notary Public My Commission Expires: NOTARY PUBLIC Carrie Ann Porter My Commission Expires September 22, 2020 STATE OF TENNESSEE

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Stephen Gordijn and Natasha Gordijn 7168 Holt Run Drive Nashville TN 37211-8572	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 180-02-0A-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathy A. Trovato and Antony Trovato, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Gordijn and Natasha Gordijn, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2 on the Plan of The Ridge at Stone Creek, Section 1, a planned unit development, as of record in Instrument # 20031027-0157621, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kathy A. Trovato, and Husband Antony Trovato by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, recorded on the 28th day of September, 2005 in Instrument No. 20050928-0116390, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE RIDGE AT STONE CREEK, SECTION 1, as recorded in Instrument No. 20031027-0157621.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10324, Page 365 and Instrument Nos. 20010719-0076875 and 20020722-0087705.

Easement for Stormwater Detention, recorded in Instrument No. 20020528-0064318.

Conveyance to Homeowners Association for Open Space recorded at Instrument No. 20130611-0059043.

This is improved property located at 7168 Holt Run Drive Nashville TN 37211-8572

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2018.

Kathy A. Trovato

Kathy A. Trovato

Antony Trovato

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathy A. Trovato and Antony Trovato, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2018.

Nathan L. Powers

Notary Public

my commission expires: 01/17/21



True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

