Bill Garrett Davidson County
Batch# 104192 DEEDWARR
06/13/2018 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $2,490.10
20180613-0056867

WARRANTY DEED

VIRGINIA L CARDWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $673,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-20-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Sims	Brandon Sims	07301006301
(NAME)	(NAME)	
707 Main St. #141	707 Main St. #141	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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 considerations, the receipt of which is hereby acknowledged, **Rick Binkley, Rod Boehm, Larry Borum and Phil Sanders, Elders of Riverwood Church of Christ, as Successor Trustees**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brandon Sims, a married man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, and being a part of a tract of 56.92 acres, more or less, shown on the plan of the east part of the W. J. Tune's Land, as of record in Book 974, Page 1, Register's Office for said County, and described according to a copy of a survey thereof made August 10, 1960, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the easterly margin of Milton Drive, as presently located, opposite a corner of Lot No. 9 on the Plan of Highland View, as of record in Book 1424, Page 39; thence along the east margin of Milton Drive N 21° 46' W 80 feet to a point at the beginning of a curve; thence around said curve northeasterly 24.7 feet to the margin of Riverwood Drive; thence with the margin of said drive, N 49° E 87 feet to a point; thence N 1° 00' W, 198.7 feet to an iron pin at the corner of a tract of 1.78 acres; thence with the south line of said tract, N 79° 00' E, 243 feet to an iron pin in the west line of Lot No. 47 on the Plan of Moss Rose Heights, Section III and IV, as of record in Book 1835, Page 103; thence along the line of Lots 44 to 47 of said Moss Rose Heights, S 40° 00' E, 284.2 feet to a concrete monument at the southwest corner of Lot No. 44; thence S 67° 00' W along the north line of Lots Nos. 3 to 9, both inclusive, of Highland View Subdivision above referred to, 495.7 feet to the point of beginning, containing 2.478 acres, more or less.

Being the same property conveyed to James E. Tice, R. William Clark, III, Dennis Green and Kirk C. Waite, Elders of Riverwood Church of Christ, as Successor Trustees by Quitclaim Deed from Robert Neal Logue and Lewis Carnahan, Trustees, of Riverwood Church of Christ, dated 01/30/1997, recorded 02/27/1997 of record in Book 10361, Page 358, in the Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2018 and subsequent years, a lien not yet due and payable.

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 1807 Riverwood Drive, Nashville, TN 37216
(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), his heirs and/or 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), his heirs and/or 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 8th day of June, 2018.

ELDERS OF RIVERWOOD CHURCH OF CHRIST AS SUCCESSOR TRUSTEES

Rick Binkley
Elder

Rod Boehm
Elder

Larry Borum
Elder

Phil Sanders
Elder

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rick Brinkley**, **Rod Boehm, Larry Borum and Phil Sanders**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the Elders of Riverwood Church of Christ as Successor Trustees and that as such Elders executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as Elder.

Witness my hand and Official seal this 8th day of June, 2018.

Notary Public
My Commission Expires: 9-20-21

VIRGINIA L CARDWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

201806130056867

True Copy Certification

I, Patti Robitaille, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Patti Robitaille

Signature

State of Tennessee

County of WILLIAMSON

Personally appeared before me, Michelle Lee Pepper a notary public for this county and state, Patti Robitaille who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 22, 2019

Notary' Seal (if on paper)

