WARRANTY DEED

Bill Garrett Davidson County
Batch# 111961 DEEDWARR
07/03/2018 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $761.83
20180703-0064360

A-VRES-18-2637

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00.

Heather Massey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2018.

TAMMY A. NOVITSKY STATE OF TENNESSEE NOTARY PUBLIC

Tammy A Novitsky
Notary Public

MY COMMISSION EXPIRES: 01.07.2020
(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)
Karita Henry	**New Owner**	
(NAME) **2637 River Meade Way**	(NAME)	**052-13-0B-332.00-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, **JUDGE P. MOBLEY, III, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARITA HENRY, A SINGLE WOMAN,** 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 16 on the Plan of River Glen Phase 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument #20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wendy Mobley, wife and husband, Judge P. Mobley, III by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050322-0031052 Register's Office for Davidson County, Tennessee, dated March 18, 2005 and recorded on March 22, 2005.

Being the same property conveyed to Judge P. Mobley, III by Quitclaim deed from Wendy Mobley of record in Instrument No. 20151019-0106209 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 19, 2015.

This conveyance is subject to:
- Taxes for 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20040212-0016958, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 650, 651 and 671, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7296, Page 484, Book 11030, page 731 and Book 3961, page 681, in the Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Glen, a Horizontal Property Regime of record in Book 7566, Page 571, as amended in Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee.
- By-Laws of River Glen of record in Instrument Number 20040713-0083147, in the 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 20040713-0083148, in the Register's Office for Davidson County, Tennessee.
• Water and Sanitary Sewer Easements of record in Book 7061, Page 196, 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.
• Articles of Incorporation of River Glen Homeowners Association of record in Book 8069, Page 158, 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2637 River 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 2nd DAY OF JULY, 2018.

Judge P. Mobley, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDGE P. MOBLEY, III, 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 2nd of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022