WARRANTY DEED

Bill Garrett Davidson County
Batch# 114801 DEEDWARR
07/11/2018 01:15:37 PM 2 pgs
Fees: $13.00 Taxes: $1,004.55

20180711-0067035

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $271,500.00

Amy Dieterle
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF JULY, 2018.

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

R Walters
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8.17.19

THIS INSTRUMENT PREPARED BY/RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, C-104, Franklin, TN 37067
file # 18-9585

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Emilee D. McCandless and Alexander W. McCandless	New Owner	
4113 Kinley Court		141060C10700CO
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,

EMMA COLLAZO, A SINGLE WOMAN

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

EMILEE D. MCCANDLESS AND ALEXANDER W. MCCANDLESS, WIFE AND HUSBAND

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. 100 on the Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development, of record in Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Emma Collazo, single woman by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, recorded on the 18th day of April, 2011 in Instrument No. 20110418-0029738, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF RIVERBRIDGE, PHASE 2, SECTION 1, as recorded in Instrument No. 20090205-0009854, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030205-0016044, 20030303-0027396, 20030806-0111893 and 20090317-0023975 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999 .

6. Charter of Homeowners Association recorded at Instrument No. 20030218-0020998.

7. Easement and Rights Granted recorded in Book 1298, Page 244.

8. Easement for Public Utilities, recorded in Book 7601, Page 415.

9. Stormwater Detention Agreement recorded at Instrument Nos. 20021217-0155374 and 20031106-0163291.

10. Easement for flow of the waters of the Harpeth Rivers and the rights of the public therein.

11. Rights of the upper and the lower riparian owners to the flow of the waters of the Harpeth River.

12. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of waters of the Harpeth River.

13. Conveyance to Homeowners Association recorded at Instrument No. 20090317-0023974.

This is improved property known as 4113 Kinley Court, 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 in 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 hand on the 10th day of July, 2018.

Emma Collazo

Emma Collazo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, EMMA COLLAZO, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 2018.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3-15-2020