WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 116306 DEEDWARR
07/13/2018 12:02:17 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20180713-0068183

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 01/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kaleb Meredith	NEW OWNER	141060D07500.CO
(NAME)	(NAME)	
3269 Harpeth Springs Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Cara E. Wilson, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kaleb Meredith and Saisha Meredith, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 75 of Riverbridge Community, a Horizontal Property Regime located on Harpeth Springs Drive, in Nashville, TN, together with Easements as shown on the plat of Riverbridge Community, recorded in Instrument No. 20030213-0019999, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Instrument No.20030205-0016032, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Riverbridge Community, contained in the Declaration of Covenants, Conditions & Restrictions and By-Laws appended thereto, recorded in Instrument No. 20030218-0020987, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Cara E. Wilson, unmarried by Warranty Deed from Beazer Homes Corp. d/b/a, Phillips builders, recorded on February 10, 2004, of record in Instrument No. 20040210-0016133, Register's Office for Davidson County, Tennessee.

This is improved property known as 3269 Harpeth Springs Drive, Nashville, TN 37221.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 3269 Harpeth Springs Dr. Nashville TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 our hands 07/09/18.

Cara E. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Cara E. Wilson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 07/09/18.

Notary Public

My Commission Expires: 9/10/18

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JOHN A. BELL JR. STATE OF TENNESSEE DAVIDSON COUNTY