Bill Garrett Davidson County
Batch# 118814 DEEDWARR
07/20/2018 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20180720-0070882

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 03/08/2021
(AFFIX SEAL)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-CPC-18-1417

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)
Donna Foley	Donna Foley	
(NAME) **1417 Bending River Drive**	(NAME) 1417 Bending River Drive	**126-16-0A-410.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Nashville, TN 37221	
(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, **JOSE GOMEZ, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA FOLEY, 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 No. 543 on the Plan of Final Plat of Parkview at Riverwalk, Phase 1 of record in Plat at Instrument No. 20050215-0016985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jose Gomez, unmarried by Quitclaim deed from Jose Gomez, a married man, who acquired title as unmarried, herein joined by his spouse Maria De Herrera of record in Instrument No. 20140221-0014901 Register's Office for Davidson County, Tennessee, dated February 18, 2014 and recorded on February 21, 2014. Being the same property conveyed to Jose Gomez, unmarried by Warranty deed from Rochford Realty and Construction Co., Inc. of record in Instrument No. 20061204-0149069 Register's Office for Davidson County, Tennessee, dated November 30, 2006 and recorded on December 04, 2006.

Maria De Los Angeles Herrera joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of Newsom Land record in Book 1, Page 25 and Book 1, Page 121, Chancery Court of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Riverwalk, with By-Laws of Riverwalk Homeowner's Association, Inc. appended thereto, of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
- Charter of Riverwalk Nashville Homeowners Association Inc. of record in Instrument No. 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
- Open Space and Common Area of record in Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee.
- Easement for Nashville, Chattanooga & St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.

- Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, Page 318, and Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.
- Easement for Roads & Utility Access of record in Instrument No. 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.
- Easement for Landscape Agreement of record as Instrument No. 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record as Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, in the Register's Office for Davidson County, Tennessee.
- Possible right of CSX Transportation Railroad to increase its right-of-way to the full extent of its charter.
- Transmission Line Easement to United States of America of record in Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.
- Utility Easement to Harpeth Valley Utilities District of record in Book 7601, Page 404, in the Register's Office for Davidson County, Tennessee.
- Greenbelt Assessment of record in Book 9996, Page 579; Book 9996, Page 580 and Book 9996, Page 581, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement of record in Instrument No. 20040507-0052414, 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: **1417 Bending River Drive, Nashville, Tennessee 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 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 19th DAY OF JULY, 2018.

Jose Gomez

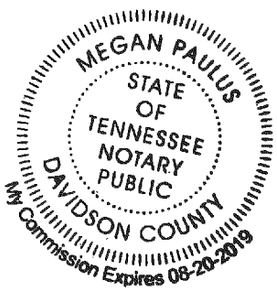
Maria De Los Angeles Herrera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSE GOMEZ AND MARIA DE LOS ANGELES HERRERA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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

True Copy Certification

I, Julie Dyess, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Julie Dyess 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: 5-15-2021

{Notary Seal}

