Bill Garrett Davidson County
Batch# 127981 DEEDWARR
08/13/2018 10:33:25 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20180813-0079527

WARRANTY DEED

1

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9547

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John Austin Breckenridge and Raegan Elizabeth Harbin	New Owners	
7355 Rolling River Pkwy		141 15 0A 051.00 CO
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,

BETTINA MORIA STILL, TRUSTEE OF THE BETTINA MORIA STILL LIVING TRUST, AS AMENDED AND RESTATED UAD AUGUST 7, 2014

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

JOHN AUSTIN BRECKENRIDGE AND RAEGAN ELIZABETH HARBIN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

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:

Improved real property in Davidson County, State of Tennessee, located at 7355 Rolling River Parkway, Nashville, TN 37221, and being bounded and described as follows, to wit:

Lot 0029 Sect 0001 Rolling River EST. & PT CL ST.

Tract I

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Rolling River Estates Section I of record in Plat Book 4860, Page 27, Register's Office for said county, to which reference is made for a more complete description.

Tract II

Land situated in Davidson County and being that portion of the Western one-half of a fifty (50) foot dedicated and unnamed road on the Western boundary of Lot 2 on the plan of Rolling River Estates, Section I, of record in Book 4860, Page 27 in the Register's Office of said county, to which reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Bettina Moria Still to The Living Trust of Bettina Moria Still as recorded on the 7th day of May, 2012 in Instrument No. 20120507-0039220 and Warranty Deed from Rebecca Dance Harris and husband Robert Tandy Harris to Bettina M. Still, unmarried as recorded on the 31st day of March, 1998 in Deed Book 10862, Page 418, 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 ROLLING RIVER ESTATES, SECTION I, as recorded in Plat Book 4860, Page(s) 27,
4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4788, Page 950 amended in Book 4871, Page 640 and Book 4892, Page 689,
5. Terms and provisions of by-Laws recorded in Book 4892, Page 679.
6. Charter of Rolling River Estates, Inc. recorded in Book 4892, Page 671 amended in Book 8276, Page 552.
7. Order Re Permanent Gas Easement recorded in Book 8489, Page 667 (as to Tract II).

This is improved property known as 7355 Rolling River Pkwy, 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 our hand on the 10th day of August, 2018.

Bettina Moria Still Living Trust,, as amended and restated UAD August 7, 2014

Betitina Moria Still, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Bettina Moria Still, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of BETTINA MORIA STILL, TRUSTEE OF THE BETTINA MORIA STILL LIVING TRUST, AS AMENDED AND RESTATED UAD AUGUST 7, 2014, the within named barganor, a trest, and that Bettina Moria Still, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

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

Notary Public

My Commission Expires: 3/15/2020

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,000.00

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

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