THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717218

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $216,250.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 134635 DEEDWARR
08/29/2018 09:45:24 AM 2 pgs
Fees: $13.00 Taxes: $800.12

20180829-0085575

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aubrey David Gordon 3241 Harpeth Springs Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 141-06-0D-132.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Randy Rice, Jr. and Joy Janene Rice, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Aubrey David Gordon and Franziska E. Gordon, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 132, as shown on the map entitled Riverbridge Community, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARK RANDY RICE JR. and JOY JANENE RICE, husband and wife, by deed from NATALIE J. ROSSIER, of record in Instrument No. 20120611-0050871, dated May 31, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 141-06-0D-132.00 CO.

Matters shown on the Plan of record in Instrument No. 20030213-0019999, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396, said Register's Office.

Easements and Assessments as set out in Declaration of record in Instrument No. 20030205-0016044, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office.

ByLaws of Riverbridge Homeowner's Association, Inc. of record in Instrument No. 20030218-0020999, said Register's Office.
Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104692, said Register's Office.

This is improved property located at 3241 Harpeth Springs Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2018.

Mark Randy Rice, Jr.

Joy Janene Rice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Randy Rice, Jr. and Joy Janene Rice, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2018.

Notary Public

My Commission Expires: _____

