Karen Y Johnson Davidson County
Batch# 151101 DEEDWARR
10/12/2018 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20181012-0101410

34454

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34454-09-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me this 10th day of October, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: William P. Judge, Linda L. Judge 120 Windwood Circle Nashville, TN 37214	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 108 12 0 B 154 00CO

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, **Tia Repscher, unmarried, and Chase Caldwell, unmarried,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William P. Judge and Linda L. Judge, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 120 Windwood Circle, Nashville, TN 37214.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 10th day of October, 2018.

Chase Caldwell

Tia Repscher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chase Caldwell and Tia Repscher, 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, at office, this 10th day of October, 2018.

GEORGE E. MUDTEE JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Phase 1A, Section 5 Harborview, as of record in Plat Book 7900, page 485, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tia Repscher and Chase Caldwell by deed dated September 1, 2016 from Ian Edward Rubenstein, an unmarried man, of record in Instrument No. 20160906-0093065, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 108 12 0 B 154 00CO.
2. Declaration of Covenants, Conditions, and Restrictions for Harborview, of record in Book 7471, page 26, amended in Book 7646, page 142, Book 7646, page 147, Book 7646, page 149, rerecorded in Book 7647, page 648, Book 7732, page 749, Book 8263, page 534, Book 8271, page 863, Book 8297, page 380, Book 8634, page 19, Book 8856, page 361, and Book 9182, page 786, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Harborview at Cheswicke Homeowners Association, Inc., of record in Book 8297, page 376 and Book 9108, page 73, Register's Office for Davidson County, Tennessee.
4. Order for open space for cemetery tract of record in Book 9808, page 473, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 485, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5856, page 80, and Book 5856, page 84, Register's Office for Davidson County, Tennessee.
7. Deed of Conveyance for water and sewer lines of record in Book 6147, page 886 and Book 6147, page 893, Register's Office for Davidson County, Tennessee.
8. Right of Way and Access Easement of record in Book 8068, page 723, Register's Office for Davidson County, Tennessee.
9. Easement for sanitary sewer of record in Book 5658, page 984, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 7390, page 270, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

