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

CRT File No. 180917829

Karen Y Johnson Davidson County
Batch# 151710 DEEDWARR
10/16/2018 11:21:28 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20181016-0102411

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00

Affiant

Subscribed and sworn to before me, this 11th day of October, 2018.

Notary Public
My Commission Expires: 6/26/22

KRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob E. Lampley and Kala Kielbasa 1636 Harpeth Run Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126 16 0A 445.00

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, **Tiffany Boyd n/k/a Tiffany Boyd Harris, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob E. Lampley, unmarried and Kala Kielbasa, unmarried, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that certain Lot or Parcel of Land situate in the County of Davidson, State of Tennessee, described as follows: Being Lot No. 569 on the Final Plat of Parkview at Riverwalk, Phase 1, as of record in Plat Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany Boyd, single by Special Warranty Deed from Wells Fargo Bank, N.A., recorded on the 29th day of February, 2012 in Instrument No. 20120229-0017635, in the Register's Office of Davidson County, Tennessee.

Brian Harris joins in this instrument for the purpose of conveying any and all interests in said property martial or otherwise.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF PARKVIEW AT RIVERWALK, PHASE 1, as recorded in Instrument No. 20050215-0016985.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049315,

20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

Terms and provisions of by-Laws recorded in Instrument No. 20011105-0121083.

Easement for Tennessee Electric Power, recorded in Book 751, Page 375 and Book 787, Page 7.

Easement for Tennessee Valley Authority, recorded in Book 4205, Page 194; Book 4226, Page 715 and Book 4257, Page 647.

Easement for Public Utilities, recorded in Book 7526, Pages 315, 318, 324; Instrument Nos. 20021125-0145984 and 20040812-0097619.

Easement for Road and Utilities, recorded in Instrument No. 20010706-0072536. Plan of Newsom Land recorded in Book 1, Page 25 and Book 1, Page 121 - Chancery Court.

Stormwater Detention Agreement recorded at Instrument Nos. 20010919-0101279, 20040318-0030734 and 20040826-0103240.

Landscape Agreement recorded at Instrument No. 20010919-0101280.

Charter Right of Way for CSX Transportation Railroad.

This is improved property located at 1636 Harpeth Run 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 11th day of October, 2018.

Tiffany Boyd n/k/a Tiffany Boyd Harris

Brian Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tiffany Boyd Harris and Brian Harris, 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 11th day of October, 2018.

Notary Public

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: _____