Karen Y Johnson Davidson County
Batch# 151721 DEEDWARR
10/16/2018 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20181016-0102424

WARRANTY DEED

MAKEYSHA JENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

R-P-18-07072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Kimberly S. Nourse and Jeffrey Thomason	New Owner	
(NAME)	(NAME)	**142-13-0B-227.00-CO**
7072 Northridge Drive		
(ADDRESS)	(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, **WILLIAM HITCHCOCK AND RENEE HITCHCOCK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY S. NOURSE AND JEFFREY THOMASON, WIFE AND HUSBAND,** 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. 230 on the Plan of Final Plat, First Revision, Riverside, Phase 7 of record in Plat at Instrument No. 20081002-0100223, 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 William Hitchcock and Renee Hitchcock, husband and wife by Warranty deed from Rochford Realty and Construction Company, Inc., a Tennessee corporation of record in Instrument No. 20130514-0048503 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 14, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat at Instrument No. 20081002-0100223, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7185, Page 619, Book 7405, Page 780, Instrument No. 20040419-0044162, Instrument No. 20091124-0108147 and Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 7829, Page 703, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Homeowners Association of record in Instrument No. 20040608-0067842 and Instrument No. 20040608-0067844, Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20041019-0125877, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Plat Book 6900, Page 784, Register's Office for Davidson County, Tennessee.
- Waterline Easement of record in Book 6970, Pages 275 and 281, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 6970, Page 278, Register's Office for Davidson County, Tennessee.
- Easements contained of record in Deed Book 7103, Page 48, Book 7215, Page 899, Register's Office for Davidson County, Tennessee.
- Easement for Metropolitan Government of Nashville Davidson County, Tennessee of record in Book 6972, Page 45, Register's Office for Davidson County, Tennessee.
- Agreement for Right of Way of record in Book 7400, Page 645, Register's Office for Davidson County, Tennessee.
- Drainage Easements contained of record in 7574, Page 645, Register's Office for Davidson County, Tennessee.
- Sewer Easements contained of record in Book 7489, Page 638 and Book 7803, Page 642, 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: 7072 Northridge 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 12th DAY OF OCTOBER, 2018.

William Hitchcock

Renee Hitchcock
By William Hitchcock as Attorney-in-Fact

Renee Hitchcock by William Hitchcock as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM HITCHCOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of October, 2018.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM HITCHCOCK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RENEE HITCHCOCK, and who acknowledged he/she/they executed the same as the free act and deed of the said RENEE HITCHCOCK.

Witness my hand and official seal, this the 12th of October, 2018.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019