39B

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153388 **DEEDWARR**
10/23/2018 10:33:52 AM 2 pgs
Fees: $13.00 Taxes: $779.04

20181023-0104867

R-AVE-18-3087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-9-22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

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)
Rebecca Daves	CapStar Bank	
(NAME)	(NAME)	
3087 Harpeth Springs Drive	2002 Richard Jones Rd #300A	**141-06-0D-043.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37215	
(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, **NATHAN T. BIONDI AND SUSAN T. BIONDI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA DAVES, SINGLE WOMAN,** 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 Unit Number 43 on the plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development, of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Nathan T. Biondi and Susan T. Biondi, husband and wife by Warranty deed from Lori D. Cross, married (formerly known as Lori D. Vance), and Linda Vance, married of record in Instrument No. 20160315-0024631 Register's Office for Davidson County, Tennessee, dated March 14, 2016 and recorded on March 15, 2016. (Value of consideration shown in aforementioned deed $166,000.00.) Being also known as 3087 Harpeth Springs Dr Nashville, Tennessee 37221.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, as amended in Instrument No. 20030303-0027396, Instrument No. 20030806-0111893 and Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.
- Charter of Riverbridge Homeowner's Association of record in Instrument No. 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016032, as amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20030218-0020987, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20030218-0020986, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument No. 20030303-0027398, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plan of record in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
- Right of Way for N C & St. L Railway of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement to cemetery of record in Instrument No. 20020912-0110994, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, and Instrument No.

20031106-013291 in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, in the 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: **3087 Harpeth Springs 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 19th DAY OF OCTOBER, 2018.

Nathan T. Biondi

Susan T. Biondi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN T. BIONDI, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2018.

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, SUSAN T. BIONDI, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2018.

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