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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817506**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $321,000.00. Affiant Subscribed and sworn to before me, this 16th day of November, 2018. Notary Public My Commission Expires: 5/3/21

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 162354 **DEEDWARR**
11/19/2018 12:58:44 PM 2 pgs
Fees: $13.00 Taxes: $1,187.70

20181119-0113751

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Fly III and Kelli Fly 1013 Riverspring Drive Nashville TN 37221	New Owner **F & M Bank** **221 Indian Lake Blvd.** **Hendersonville, TN 37075**	Tax Parcel ID No. 126-16-0A-358.00-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, **Beth Gilliland nka Susan Beth Weaver and Carl Dail Weaver, III, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Fly III and Kelli Fly, husband and wife,** ("Grantees"), its 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 No. 491 on the Plan of Final Plat Riverwalk, Phase 2B of record in Plat at Instrument No. 20041020-0126319, 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 Beth Gilliland, unmarried by Quitclaim deed from Michael Montmarquet, unmarried of record in Instrument No. 20120106-0001748 Register's Office for Davidson County, Tennessee, dated December 29, 2011 and recorded on January 06, 2012.

Beth Gilliland having since married and is now known as Susan Beth Weaver.

Carl Dail Weaver, III joins in this coneyance for the purchase of conveying all right, title and interest he may have in and to the above described property as spouse of Beth Gilliland nka Susan Beath Weaver.

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.

Subject to all matters shown on the Plan of record as Instrument Number 20041020-0126319, Register's Office of Davidson County, Tennessee.

Plan of Newson Land of record in Plat Book 1, Page 25, and Plat Book 1, page 121, 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 Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for HOA in Instrument 200204250051371, Register's Office for Davidson County, Tennessee.

By-Laws in Instrument 200111050121083, Register's Office for Davidson County, Tennessee.

Easement to N C & St. L Railway in Book 513, page 396, Register's Office for Davidson County, Tennessee.

Easement for Tennessee Valley Authority in Book 4205, page 194, Book 4226, page 715 and Book 4257, page 647, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utilities District in Book 7526, page 315, Book 7526, page 318 and Book 7526, page 324, Register's Office for Davidson County, Tennessee.

Easement for Roads and Utility Access in Instrument 20010706-0072536, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention in Instrument 20010919-0101279, Instrument 20021119-0143687, and Instrument No. 20040826-010324, Register's Office for Davidson County, Tennessee.

Easement for Landscape Agreement in Instrument 20010919-0101280, Register's Office for Davidson County, Tennessee.

Easement for public utilities in Instrument 20021125-0145984 and Instrument 20040812-0097619, Register's Office for Davidson County, Tennessee.

Easements of record in Book 751, Page 375 and Book 787, page 7, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20120106-0001748 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1013 Riverspring 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 16th day of November, 2018.

Beth Gilliland nka Susan Beth Weaver Carl Dail Weaver, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth Gilliland nka Susan Beth Weaver and Carl Dail Weaver, III, wife and husband, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020