

Karen Y Johnson Davidson County
Batch# 169102 DEEDWARR
11/30/2018 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20181130-0116963

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Amee Marie Angel
Affiant

Subscribed and sworn to before me, this 29th day of November, 2018.

Notary Public

My Commission Expires: 7-26-21

Address New Owner As Follows:
Jennifer Caron
1553 Bending River Drive
Nashville, TN 37221

Send Tax Bills To:
Gardner Financial Services
D/B/A Legacy Mutual Mortgage
3503 Paesanos Parkway, San Antonio, TX 78231

Map-Parcel Number:
126-16-0A-648.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRESTON BRENT REECE, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JENNIFER CARON**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 519, as shown on the map entitled Final Plat Parkview at Riverwalk, Phase 2, a Cluster Lot Development, of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Preston Brent Reece, unmarried and Mae Frances George, unmarried, as tenants in common with right of survivorship, by deed from Matthew A. Kuyper and Margaret E. Kuyper, husband and wife, of record in Instrument No. 20131101-0113612, dated October 31, 2013, said Register's Office. Being further conveyed to Preston Brent Reece, unmarried, by quitclaim deed from Mae Frances George, unmarried, of record in Instrument No. 20150302-0017744, dated February 10, 2015, said Register's Office.

Hiram Centeno, Jr. joins in the execution of this instrument to convey any interest he may in the subject property as spouse of Preston Brent Reece.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. County taxes for the year 2019 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20061101-0135728, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 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, said Register's Office.

4. Easements and rights granted to Tennessee Electric Power Company in Book 751, page 375 and Book 787, page 7, said Register's Office.

5. Agreements for Dedication of Public Utilities Easement of record in Book 7526, pages 315, 318 and 324, said Register's Office.

6. Declaration of road & utilities access easement of record in Instrument No. 20010706-0072536, said Register's Office.

7. Storm Water Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040318-0030734, said Register's Office.

8. Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office.

9. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984 and in Instrument No. 20040812-0097619, said Register's Office.

10. Declaration of Road & utilities access easement of record in Instrument No. 20010706-0072536, said Register's Office.

11. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1553 Bending River Drive, Nashville, TN 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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of November, 2018.

Preston Brent Reece

Hiram Centeno, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Preston Brent Reece and Hiram Centeno, Jr., the within named bargainor, 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 29th day of November, 2018

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

Notary Public

My Commission Expires: 5-5-20

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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