WARRANTY DEED

Karen Johnson Davidson County
Batch# 195184 DEEDWARR
02/14/2019 09:03:12 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190214-0013713

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-20

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2019.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ashley Baltes	NEW OWNER	**141-06-0-C-083.00co**
3749 Springwater Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jonathan L. Gibson and Rachel E. Gibson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Baltes, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 78, on the Final Plat of Riverbridge Community, Phase 1B, a Planned Unit Development, of record in Instrument No. 20030709-0094605 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jonathan L. Gibson and Rachel E. Gibson, husband and wife, by Warranty Deed dated August 22, 2008, from Jaime L. Moran, formerly known as Jaime L. Fountain, and Michael Todd Moran, wife and husband of record in Instrument No. 20080826-0087563, and as corrected by Memorandum of Corrected Notary Acknowledgment dated February 8, 2019, of record in Instrument No. 20190214-0013712, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Instrument No. 20030709-0094605, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Restrictive Covenants of Riverbridge, of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396 and Supplemental for Phase 1B, of record in Instrument No. 20030806-0111893, Register's Office for Davidson County, Tennessee.**

3) **By-Laws of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.**

4) **Charter of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee.**

5) **Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in Instrument of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.**

6) **Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as set forth in instrument of record in Book 7601, page 415, Register's Office for Davidson County, Tennessee.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-FCR-19-3149

7) **Easement for flow of the waters of the Harpeth Rivers and the rights of public therein.**

8) **Storm Water Detention Agreement of record in Instrument No. 20021217-0155374 and in Instrument No. 20031106-0163291, Register's Office for Davidson County, Tennessee.**

9) **Easement for ingress and egress to cemetery retained in the deed of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.**

10) **Agreement for Dedication of Easement for Public Utilities, of record in Instrument No. 20080905-0091117, Register's Office for Davidson County, Tennessee.**

11) **Conveyance of common area to Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030806-0111892, Register's Office for Davidson County, Tennessee.**

12) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as: **3749 Springwater 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 GRANTEES 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 GRANTEES, 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 **11th** day of **February, 2019.**

Jonathan L. Gibson

Rachel E. Gibson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jonathan L. Gibson and Rachel E. Gibson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **February, 2019.**

Notary Public

My Commission Expires:_____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019