Karen Johnson Davidson County
Batch# 198732 DEEDWARR
02/25/2019 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20190225-0016874

#34638

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$305,000.00.** Affiant Subscribed and sworn to before me, this the 22nd day of February, 2019. Notary Public My commission expires: October 7, 2019 (AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

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
Emily G. Kelley **Brett H. Kelley**	Geneva Financial LLC	**141-06-0-C-135.00co**
4216 Blackwater Drive	3155 South Price Rd Suite 105	
Nashville, TN 37221	Chandler, AZ 85248	

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,

James A. Paxman, a single man

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

Emily G. Kelley and Brett H. Kelley, wife and husband and Ronald S. Collins, a married man

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. 149 on the Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development, of record in Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to James A. Paxman, a single man by Deed dated November 30, 2018, from Brenda Kay Akin and Wilson Mitchell Akin, II of record in Instrument No. 20181203-0117373, said 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. 20090205-0009854, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Riverbridge Right-of-Way Dedication Plat of record in Instrument No. 20081208-0118318, said Register's Office.**

3) **Declaration of Restrictive Covenants of Riverbridge, of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396 and Supplemental for Phase 2, Section 1, of record in Instrument No. 20090317-0023975, said Register's Office.**

4) **By-Laws of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020999, said Register's Office.**

5) **Charter of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020998, said Register's Office.**

6) **Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in Instrument of record in Book 1298, Page 244, said Register's Office.**

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

8) **Easement for flow of the waters of the Harpeth River and the rights of public therein and any changes in the boundary resulting from erosion or accretion caused by the flow of Harpeth River, if applicable.**

9) **Storm Water Detention Agreement of record in Instrument No. 20021217-0155374 and in Instrument No. 20031106-0163291,said Register's Office.**

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

11) **Agreement for Dedication of Easement for Public Utilities, of record in Instrument No. 20080905-0091117, said Register's Office.**

12) **Deed of Easement by and between CSX Transportation, Inc., and Beazer Homes Corp., of record in Instrument No. 20090508-0042536, said Register's Office. fee.**

13) **Conveyance of common area to Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20090317-0023974, said Register's Office.**

This is improved property, known as 4216 Blackwater 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 **22nd** day of **February, 2019.**

James A. Paxman

James A. Paxman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James A. Paxman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** 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

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

