Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
File #13738

Karen Johnson Davidson County
Batch# 208275 DEEDWARR
03/21/2019 10:01:35 AM 2 pgs
Fees: $13.00 Taxes: $1,194.73

20190321-0025659

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $322,900.00

Affiant

Subscribed and sworn to before me, this 20th day of March, 2019.

Notary Public

My commission expires:

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Aaron Morris** | Regions Bank | **126160A45500CO** |
| **7126 Riverfront Drive** | 2050 Parkway Office Circle | |
| **Nashville, TN 37221** | Birmingham AL 35244 | |

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

**William F. Kirby and wife, Robin S. Kirby**

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

Aaron Bradford Morris, Unmarried 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. 436, on the plan of Riverwalk, Phase 3B, as of record in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William F. Kirby and wife, Robin S. Kirby, by Warranty Deed from Elisabeth Ranew, previously known as Elisabeth Lee, unmarried, dated August 13, 2010, of record in Instrument No. 20100819-0065535, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049813, Instrument No. 20040506-0051985, Instrument No. 20060320-0031638, said Register's Office.

Bylaws of record in Instrument No. 20011105-0121083, said Register's Office.

HOA Charter of record in Instrument No. 20020425-0051371, said Register's Office.

Easements of record in Instrument No. 20010706-0072536, said Register's Office.

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

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7126 Riverfront 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, their heirs and assigns forever; and we do covenant with 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 in 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.

William F. Kirby Date: 3-20-19

Robin S. Kirby Date: 3/20/19

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, William F. Kirby and Robin S. Kirby, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY