Karen Johnson Davidson County
Batch# 221515 DEEDWARR
04/24/2019 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20190424-0037793

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 190319543**

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ ) Williamson

The actual consideration or value, whichever is greater, for this transfer is: $409,000.00.

Affiant

Subscribed and sworn to before me, this23rd day of April, 2019.

Notary Public
My Commission Expires: 12/15/21

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Ryan Bouch and Kaitlyn Bouch<br>7408 River Bend Circle<br>Nashville TN 37221 | New Owner | Tax Parcel ID No.<br>141-12-0C-068.00 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, **Grady E. Cannon and Brenda A. Cannon, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Ryan Bouch and Kaitlyn* Bouch, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*Brenner

Land in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled the Plan of River Bend Estates, of record in Plat Book 6900, pages 504 and 505 and amended by Surveyor's Correction of Deed of record in Book 7465, page 833, 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 GRADY E. CANNON and wife, BRENDA A. CANNON, by deed from LUOYU ROY XU and wife, LIHONG SONG, of record in Instrument No. 20061012-0126648, dated October 5, 2006, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 141-12-0C-068.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 504 and 505 and amended by Surveyor's Correction of Deed of record in Book 7465, page 833, said Register's Office.

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 Book 7112, page 481 and amended in Book 7308, page 805, Book 7308, page 808, Book 7336, page 15 and Book 7549, page 893, said Register's Office.

By-Laws contained in instrument of record in Book 7347, page 643, said Register's Office.

Easement Agreement of record in Book 7334, page 777, Book 7334, page 785 and Book 7334, page 793, said Register's Office.

Water Line Easement of record in Book 6621, page 303, said Register's Office.

Right-of-Way Easement of record in Book 4851, page 307, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4817, page 792, said Register's Office.

Storm Water Detention Agreement of record in Book 7278, page 822, said Register's Office.

This is improved property located at 7408 River Bend Circle 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 23rd day of April, 2019.

Grady E. Cannon

Brenda A. Cannon

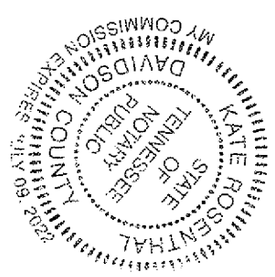
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Grady E. Cannon and Brenda A. Cannon, 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 23rd day of April, 2019.

Notary Public

My Commission Expires: 7/9/22



## True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY