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

CRT File No. 190319849

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of April, 2019.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2020

Karen Johnson Davidson County
Batch# 222128 DEEDWARR
04/26/2019 08:29:31 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20190426-0038340

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christy Karst and Jayson Karst 2208 Buttonquail Court Hermitage TN 37076	New Owner	Tax Parcel ID No. 098-06-0A-094.00-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, **William Andy Kuhns** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christy Karst and Jayson Karst, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Final Plat of Phase One, Section B, Bridgewater, A Planned Unit Development of record in Plat at Instrument No. 20060425-0046949, corrected by surveyor's certificate of correction in instrument No. 20060608-0067982, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Andy Kuhns by Quitclaim deed from William Andy Kuhns and Kymberly Gay Kuhns of record in Instrument No. 20180320-0026058 Register's Office for Davidson County, Tennessee, dated march 14, 2018 and recorded on March 20, 2018.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060425-0046949 and surveyor's certificate of correction in Instrument No. 20060608-0067982, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051024-0128043 and amended in Instrument No. 20051122-0141076, Register's Office for Davidson County, Tennessee.

Charter of Bridgewater Master Association of record in Instrument Number 20060223-0021110, in the Register's Office for Davidson County, Tennessee.

Easements to TVA of record in Book 1291, Page 99 and Book 1318, page 29, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Instrument Number 20030827-0124253 and Instrument No. 20060120-0008000, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20050222-0019150, in the Register's Office for Davidson County, Tennessee.

Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights of record in Instrument Number 20060726-0090108 and Instrument No. 20091117-0105711, in the Register's Office for Davidson County, Tennessee.

Conveyance to Homeowners Association for Open Spaces of record in Instrument Number 20091110-0103837, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2208 Buttonquail Court Hermitage TN 37076

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 19th day of April, 2019.

William Andy ~~Kuhns~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Andy Kuhns, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022