Karen Johnson Davidson County
Batch# 222974 DEEDWARR
04/29/2019 09:48:00 AM 2 pgs
Fees: $13.00 Taxes: $1,581.75

20190429-0038948

WARRANTY DEED

JODI JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $427,500.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2019.

Notary Public

My commission expires: 7-26-21

(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
Scott Drozdowski Corinna Drozdowski	Citizens Bank, N.A.	Map 126-16-0-A Parcel 303.00CO
7516 Watervale Dr.	6100 Tower Circle, Suite 600	
Nashville, TN 37221	Franklin, TN 37067	

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,

John C. Kirk, a married man

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

Scott Drozdowski and Corinna Drozdowski, husband and wife

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. 233 on the Plan of Riverwalk, Phase 2A, Section 2, as shown by the plat appearing of record in Instrument No. 20031014-0151984, 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 John C. Kirk, by Deed dated April 29, 2014 from Tammy Novak FKA Tammy L. Kugler, of record in Instrument No. 20140505-0037990, Register's Office for Davidson County, Tennessee.

The subject property is not now nor ever has been the principal residence of the Grantor's spouse.

Conveyance of the above described property is subject to the following: (1) The Plan as shown in Instrument No. 20031014-0151984,said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Riverwalk, of record in Instrument No. 20011105-0121083 and By-Laws attached thereto, amended in Instrument No. 20020424-0050565, Second Amendment in Instrument No. 20040430-0049313, Third Amendment of record in Instrument No. 20040508-0051985, Fourth Amendment in Instrument No. 20050308-0025001, Fifth Amendment in Instrument No. 20060320-0031638, Sixth Amendment in Instrument No. 20061103-0136691and Seventh Amendment in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee. (3) Charter of Riverwalk Nashville Homeowners' Association, Inc. of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee. (4) Declaration of Road and Utility Access Easements of record under Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee. (5) Storm Water Detention Agreement of record under Instrument No. 20010919-0101279 and in Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee. (6) Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee. (7) Easements and rights granted to Tennessee Electric Power Company of record in Book 751, Page 375, and in Book 787, Page 7, Register's Office for Davidson County, Tennessee. (8) Easements and rights-of-way taken by Tennessee Valley Authority of record in the Declaration of Taking in Book 4205, Page 194, Register's Office for Davidson County, Tennessee and Judgment of record in Book 4226, Page 715, Register's Office for Davidson County, Tennessee. (9) Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for Davidson County, Tennessee. (10) Easements granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District, of record in Book 7526, Page 315, Book 7526, Page 318, and in Book 7526, Page 324, Register's Office for Davidson County, Tennessee. (11) Subject to Charter Right of Way for CSX Transportation Railroad Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, said Register's Office. (12) Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee. (13) Easements and rights granted to Nashville, Chattanooga, and St. Louis Railway as set forth in instrument of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee. (14) Title to that portion of the land lying below the ordinary low water marks of the bank of the Harpeth River. (15) Easement for the flow of the waters of the Harpeth River and the rights of the public therein. (16) Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution. (17) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River. (18) Title to that portion of the premises embraced within the bounds of the railroad charter right-of-way. (19) Current taxes prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as 7516 Watervale Dr., 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 23 day of April, 2019.

John C Kirk

John C. Kirk

STATE OF Kentucky)
COUNTY OF Johnson)

Personally appeared before me, a Notary Public of said County and State, **John C. Kirk,** 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 Paintsville (city), Kentucky (state), this 23rd day of April, 2019.

Holly Bowen

Notary Public

My Commission Expires: Sept. 17, 2022

NOTARY PUBLIC STATE AT LARGE, KY.