Karen Johnson Davidson County
Batch# 225896 DEEDWARR
05/03/2019 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20190503-0041807

WARRANTY DEED

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/27/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jordon Clawson	New Owner	126160A50800CO
(NAME)	(NAME)	
7245 Riverfront Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jacqueline Robbins, a.k.a. Jaqueline Robbins, and Joshua Robbins, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jordan Clawson and Emily Clawson, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 283 on the Plan of Final Plat, Riverwalk, Phase 3-C, of record in Plat Instrument No. 20050706-0077607, (erroneously referenced Plat Instrument No. 20050706-00776074 in prior deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jaqueline Robbins and Joshua Robbins, wife and husband, by Warranty Deed from Bethany J. Witt nka Bethany J. Rozell, married, dated 05/10/2017 recorded 05/11/2017, of record in Instrument No. 20170511-0046964, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Instrument No. 20050706-0077607; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20011105-0121083, First Amendment to Declaration of record in Instrument No. 20020424-0050565, Second Amendment to Declaration of record in Instrument No. 20040430-0049313, Third Amendment to Declaration of record in Instrument No. 20040506-0051985, Sixth Amendment to Declaration of record in Instrument No. 20061103-0136691, Seventh Amendment to Declaration of record in Instrument No. 20061214-0154502; (3) Easement of record in Book 513, Page 396; (4) Easement of record in Book 751, Page 375; (5) Easement of record in Book 787, Page 7; (6) Easement of record in Book 4205, Page 194; (7) Easement of record in Book 4226, Page 715; (8) Easement of record in Book 4257, Page 647; (9) Easement of record in Book 7526, Page 315; (10) Easement of record in Book 7526, Page 318; (11) Easement of record in Book 7526, Page 324; (12) Easement Contained in Special Warranty Deed of record in Instrument No. 20010425-0040967; (13) Easement Contained in Warranty Deed of record in Instrument No. 20070627-0076737; (14) Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; (15) Landscape Agreement of record in Instrument No. 20010919-0101280; (16) Stormwater Detention Agreement of record in Instrument No. 20040826-0103240; (17) Charter of record in Instrument No. 20020425-0051371; (18) Boundary Plat of record in Instrument No. 20011024-0115969; (19) Easement Contained in Quitclaim Deed of record in Instrument No. 20071220-0145869; (20) Plan of Newsom Land of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7245 Riverfront Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 360957
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of May, 2019.

Jacqueline Robbins

Joshua Robbins

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline Robbins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23 day of Feb, 2019.

Notary Public:
My Commission Expires: May 6, 2019

SERAH BARTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2019

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Robbins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23 day of Feb., 2019.

Notary Public:
My Commission Expires: May 6, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

SERAH BARTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2019

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

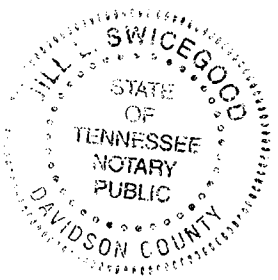
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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