Karen Johnson Davidson County
Batch# 236674 DEEDWARR
05/30/2019 01:58:30 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20190530-0051397

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

B-KW-19-2324

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha Erin Sepcic	New Owner	
(NAME) **2324 Riverside Dr. Unit 3**	(NAME)	**072-07-0C-003.00-CO**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **SHAWANNA J. SNIDER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA ERIN SEPCIC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units No. 3, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2324 Riverside, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150303-0018382, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shawanna J. Snider, unmarried by Warranty deed from North By Northeast Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160401-0031331 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 01, 2016.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150303-0018382, Register's Office for Davidson County, Tennessee.
- Charter for Homes at 2324 Riverside Homeowners Association of record in Instrument Number 20151229-0130797, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Homes at 2324 Riverside Homeowners Association of record in Instrument Number 20160307-0021861, in the Register's Office for Davidson County, Tennessee.
- TVA power line easement of record in Book 1136, Page 167, in the Register's Office for Davidson County, Tennessee.
- Easement conveyed to Metropolitan Government of Nashville and Davidson County of record in Book 4218, Page 564, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Joint Access of record in Book 11624, Page 306 and Instrument No. 20150310-0020564, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument Number 20150330-0027266, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7614, Page 340, in the Register's Office for Davidson County, Tennessee.
- Termination of Easement Agreement of record in Instrument Number 20150310-0020565, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2324 Riverside Dr. Unit 3, Nashville, Tennessee 37216**.

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), their heirs and 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), 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 the 30th DAY OF MAY, 2019.

Shawanna J. Snider by Kate Nyquist, Attorney in Fact

Shawanna J. Snider by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHAWANNA J. SNIDER, and who acknowledged he/she/they executed the same as the free act and deed of the said SHAWANNA J. SNIDER.

Witness my hand and official seal, this the 30th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 2020

Notary Signature

My Commission Expires: September 7, 2020