WARRANTY DEED	STATE OF TENNESSEE $242,000.00 COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$240,000.00~~ AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 31 DAY OF MAY, 2019. NOTARY PUBLIC MY COMMISSION EXPIRES 7/6/20

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9991

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lisa Wascher	Same as new	126-16-0A-414.00CO
1433 Bending River Dr		
Nashville, TN 37221		

FOR AND 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,

ANNA CLAIRE WOOD, UNMARRIED

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

PERIKLI KOLAGJI, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND ~~IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:~~

Being Lot No. 547 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.

~~Being the same property conveyed by Quitclaim Deed from Debbie Raines and William N. Raines, wife and~~ husband to Anna Claire Wood, unmarried, as recorded on the 3rd day of July, 2017 in Instrument No. 20170703-0066774

~~This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building ~~restrictions, and (5) all other matters of public record.~~

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the ~~provisions of Tennessee Code Ann _ 67-5-603, et seq.~~

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF NEWSON LAND, as recorded in Plat Book 1, Page(s) 25, Plat Book 1, Page 121, in the Chancery ~~Court, Davidson County, Tennessee.~~

Continued on page 2

Karen Johnson Davidson County
Batch# 236792 **DEEDWARR**
05/31/2019 08:14:09 AM 2 pgs
Fees: $13.00 Taxes: $895.40

20190531-0051571

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-FC-19-1433

This is improved property known as 1433 Bending River 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 GRANTEE(S), their heirs and/or 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/or 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 hand on the 23 day of May, 2019.

Anna Claire Woods

STATE OF Wisconsin

COUNTY OF Sauk

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

Witness my hand and official seal at Prairie du Sac, WI, this 23 day of May, 2019.

Notary Public JM Wood

My Commission Expires: 6/3/2022

JORDAN M. WOOD NOTARY PUBLIC STATE OF WISCONSIN

Continued from Page 1:

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, PARKVIEW AT RIVERWALK, PHASE 1, as recorded in Instrument No. 20050215-0016985.

5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

6. Easement to Tennessee Electric Power, recorded in Book 751, Page 375 and Book 787, Page 7.

7. Easement to Tennessee Valley Authority, recorded in Book 4205, Page 194, Book 4226, Page 715, and Book 4257, Page 647.

8. Easement for Public Utilities, recorded in Book 7526, Pages 315, 318 and 324 and Instrument Nos. 20021125-0145984 and 20040812-0097619.