G#31784-2

Karen Johnson Davidson County
Batch# 236951 DEEDWARR
05/31/2019 10:18:24 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20190531-0051802

TY DEED

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2019.

Notary Public

My commission expires: 05/03/2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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
Derek Schendel		**090 15 0 007 00**
400 River Rouge Court	NEW OWNER	
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kevin S. Weldon, a single man

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

Derek Schendel, an unmarried man

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

LAND in the 8th Civil District of Davidson County, Tennessee, being Lot No. 644 on the Plan of Charlotte Park, Section Ten, as of record in Book 2900, Page 78, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the westerly margin of River Rouge Court, the common corner of Lot Nos. 643 and 644; thence, southwesterly with the line between said two lots, southwesterly 245.0 feet to the surveyed base line, and continuing 40 feet to the line marking edge of water of Cumberland River in December, 1959; thence, with said line southerly 80 feet to a point; thence, southeasterly 176.4 feet to the common rear corner of Lot Nos. 644 and 645; thence, with the line between said lots northeasterly 154.0 feet to a point in the westerly margin of River Rouge Court; thence, with the margin of said Court northwesterly 45.1 feet to the point of BEGINNING.

BEING the same property conveyed to Kevin S. Weldon, a single man, by Warranty Deed dated June 30, 2009, from Terry C. Gann and wife, Ann Gann, of record in Instrument No. 20090707-0063297, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Kevin S. Weldon, pursuant to a Limited Power of Attorney executed by him on the 16th day of May, 2019, of record in Instrument No. 20190531-0051801 **, Register's Office for Davidson County, Tennessee.**

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2900, Page 78, Register's Office for Davidson County, Tennessee - subject to the flow of the Cumberland River along the rear of said lot;

2) Restrictive Covenants contained in instrument of record in Book 3033, Page 638, Register's Office for Davidson County, Tennessee. Note: Said restrictions are not applicable to portions thereof that have already expired;

3) Warranty Deed of Flowage Easement to the USA of record in Book 2140, Page 408, Register's Office for Davidson County, Tennessee;

4) Subject to the rights, conditions, obligations, and restrictions regarding the use of a sewerage system as stated in the agreement of record in Book 2593, Page 566, said Register's Office; and,

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **400 River Rouge Court, Nashville, TN 37209**.

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 **24th** day of **May, 2019.**

Kevin S. Weldon by John Michael Weldon, attorney in fact

Kevin S. Weldon By John Michael Weldon, 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 aforesaid, the within named **John Michael Weldon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Kevin S. Weldon,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kevin S. Weldon** for the purpose therein contained, by signing the name of **Kevin S. Weldon** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **May, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY