THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520814

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $334,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2019.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 237633 DEEDWARR
06/03/2019 10:54:28 AM 2 pgs
Fees: $13.00 Taxes: $1,235.80
20190603-0052430

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nisrin Alkurdi 7037 Bridgeport Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126-16-0A-227.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johnny W. Vanderpool, Jr. and Laura E. Vanderpool, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nisrin Alkurdi, a single person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 420 on the Plan of Final Plat of Riverwalk, Phase 2A, Section 1, as shown on plat of record in Instrument Number 20031014-0151989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Johnny W. Vanderpool, Jr., now married to Johnny W. Vanderpool, Jr. and Laura E. Vanderpool, husband and wife, as joint tenants with rights of survivorship, as recorded on the 22nd day of May, 2015 in Instrument No. 20150522-0047615 and Warranty Deed from Corinthian Custom Homes, Inc. to Johnny W. Vanderpool, Jr., as recorded on the 10th day of May, 2004 in Instrument No. 20040510-0053164, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF RIVERWALK, PHASE 2A, SECTION 1, as recorded in Instrument No. 20031014-0151989.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

Easement for Stormwater Detention Agreement, recorded in Instrument Nos. 20040826-0103240, 20010919-0101279 and 20021119-0143689.

Easement for Telecommunications, recorded in Instrument No. 20140114-0003778.

Easement for Power Lines, recorded in Book 751, Page 375 and Book 787, Page 7.

Easement for Right-of-Way, recorded in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647.

Utilities Easement recorded in Instrument Nos. 20010706-0072536 and 20021125-0145984.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof recorded in Book 513, Page 396.

Landscape Agreement recorded at Instrument No. 20010919-0101280.

Conveyance for Open Space/Common Areas recorded at Instrument No. 20040827-0103644.

This is improved property located at 7037 Bridgeport Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2019.

Johnny W. Vanderpool, Jr.

Laura E. Vanderpool

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnny W. Vanderpool, Jr. and Laura E. Vanderpool, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2019.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2023