Karen Johnson Davidson County
Batch# 238195 DEEDWARR
06/04/2019 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $809.93
20190604-0052848

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

CRT File No. 190520590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $218,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2019.

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Notary Public
My Commission Expires: 6/24/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Austin III 3017 Harpeth Springs Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 141060D00900CO

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, **Sarah Damschroder, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Austin III, unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description therein.

Being the same property conveyed to Sarah E. Ball by Warranty Deed from Irene Spence, unmarried, recorded on the 3rd day of March, 2010 in Instrument No. 20100303-0016162, in the Register's Office of Davidson County, Tennessee.

Sara E. Ball having since married and now known as Sarah Damschroder.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument No. 20030213-0019999.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20030205-0016044, amended at Instrument Nos. 20030303-0027396; 20030806-0111893 and 20090317-0023975.

Easement for Right of Way to Comcast, recorded in Instrument No. 20121114-0104692.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374.

This is improved property located at 3017 Harpeth Springs 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 28th day of May, 2019.

Sarah Damschroder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Damschroder, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2019.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

