Karen Johnson Davidson County
Batch# 239462 DEEDWARR
06/05/2019 03:04:30 PM 2 pgs
Fees: $13.00 Taxes: $789.95
20190605-0053912

WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $213,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF JUNE, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1013LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brianna E. Steinitz	JPMorgan Chase Bank, N.A.	
3145 HARPETH SPRINGS DR	1111 Polaris Parkway	141-06-0D-071.00 CO
NASHVILLE, TN 37221	Columbus OH 43240	

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

ANDREA LYNN DARIMONT, A SINGLE PERSON

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

BRIANNA E. STEINITZ, A SINGLE PERSON

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

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 71 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument Number 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrea Lynn Darimont by Warranty Deed from Joan D. Eccles, unmarried, recorded on the 2nd day of September, 2016 in Instrument No. 20160902-0092508, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20030213-0019999.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20030205-0016044 and 20030303-0027396.

5. Easement for Comcast Nashville, I, LLC, recorded in Instrument No. 20121114-0104692.

This is improved property known as 3145 HARPETH SPRINGS 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 30th day of May, 2019.

Andrea Lynn Darimont

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ANDREA LYNN DARIMONT, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 30th day of May, 2019.

Notary Public

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3-15-2020

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires