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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 240170 **DEEDWARR**
06/07/2019 09:01:46 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20190607-0054501

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1064LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Juliana Kissiedu and Joseph Matthesius		
7248 River Bend Rd	NEW OWNER	141-12-0C-024.00 CO
Nashville, TN 37221		

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,

SAM RANDALL THOMPSON, JR. AND ALANA M. THOMPSON HUSBAND AND WIFE

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

JULIANA KISSIEDU AND JOSEPH MATTHESIUS, WIFE AND HUSBAND

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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of River Bend, of record in Plat Book 6900, Pages 504 and 505, as amended by Surveyor's Instrument of Correction recorded in Book 7465, Page 833, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sam Randall Thompson, Jr. and Alana M. Thompson, husband and wife by Warranty Deed from Nathan A. Tucker and Emily J. Tucker, married, recorded on the 5th day of December, 2016 in Instrument No. 20161205-0127231, 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 RIVER BEND, as recorded in Plat Book 6900, Page(s) 504 and 505, corrected in Book 7465, Page 833.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 7112, Page 481; Book 7308, Page 805; Book 7308, Page 808; Book 7336, Page 15 and Book 7549, Page 893.
5. Easement for Water Line, recorded in Book 6621, Page 303.
6. Easement for Ingress & Egress, recorded in Book 7257, Page 154.
7. Easement for Sanitary Sewers, recorded in Book 4817, Page 792.
8. Easement recorded in Book 7334, Page 777; Book 7334, Page 785 and Book 7334, Page 793.
9. Stormwater Detention Agreement as set forth in instrument recorded in Book 7278, Page 822.
10. Deeds of Conveyance recorded in Book 7097, Page 140; Book 7097, Page 149; Book 7593, Page 523; Book 8614, Page 810 and Book 9623, Page 870.
11. Declaration of Taking recorded in Book 4285, Page 20.
12. Dedication of Common Area recorded in Book 9462, Page 679.

This is improved property known as 7248 River Bend Rd, 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 our hand on the 3rd day of June, 2019.

Sam Randall Thompson, Jr.

Alana M. Thompson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SAM RANDALL THOMPSON, JR. AND ALANA M. THOMPSON, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of June, 2019.

Notary Public

My Commission Expires: 3-15-2020

