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

**CRT File No. 190520509**

Karen Johnson Davidson County
Batch# 240820 DEEDWARR
06/10/2019 09:45:07 AM 2 pgs
Fees: $13.00 Taxes: $1,139.60

20190610-0055137

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $308,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of June, 2019.

Notary Public
My Commission Expires: _____

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| William S Strawn<br>7133 Riverfront Drive<br>Nashville TN 37221 | New Owner | Tax Parcel ID No.<br>126-16-0A-475.00 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, **William Jason Haggard and Abigail Rial Haggard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William S Strawn, unmarried,** ("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 Lot No. 464 on the Final Plat of Riverwalk, Phase 3B, a Planned Unit Development, of record in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to William Jason Haggard and Abigail Rial Haggard, husband and wife by Warranty Deed from Quint Campbell and wife, Susan Elizabeth Campbell, recorded on the 22nd day of September, 2011 in Instrument No. 20110922-0073513, 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.

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 RIVERWALK, PHASE 3B, as recorded in Instrument Nos. 20060106-0002328 and 20011024-0115969.

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 Telecommunications, recorded in Instrument No. 20140114-0003778.

Easement for Transmission/Electrical Lines, recorded in Book 4257, Page 647, Book 751, Page 375 and Book 787, Page 7.

Easement for Public Utilities, recorded in Instrument Nos. 20040812-0097619 and 20021125-0145984.

Easement for Road/Utility Easement, recorded in Instrument No. 20010706-0072536.

Easement for Tennessee Valley Authority Right of Way recorded in Book 4205, Page 194 and Book 4226, Page 715.

Conveyance for Open Space & Common Areas recorded at Instrument No. 20071220-0145869.

Stormwater Detention Agreement recorded at Instrument Nos. 20021119-0143687, 20040826-0103240 and 20010919-0101279.

Landscape Agreement recorded at Instrument No. 20010919-0101280.

This is improved property located at 7133 Riverfront 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 6th day of June, 2019.

William Jason Haggard

Abigail Rial Haggard

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Jason Haggard and Abigail Rial Haggard, 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 6th day of June, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022