 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is **$300,000.00** Affiant Subscribed and sworn to before me, this 21st day of June, 2019. Notary Public My commission expires: 3/7/22

Karen Johnson Davidson County
Batch# 249563 DEEDWARR
06/27/2019 10:12:54 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20190627-0062356

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kathleen Bell Kimbro	~~New Owner~~ USBank Home Mtg	**126-16-0A-383.00-C**
7159 Riverfront Drive	7601 Penn Ave S. Ste A1	
Nashville, TN 37221	Richfield, MN 55423	

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,

Renee M. Hendricks and Brannon D. Hendricks, a married couple

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

Kathleen Bell Kimbro, a single woman

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. 451, on the Plan of Riverwalk, Phase 3-A, as shown on plat of record in Instrument No. 20041020-0126317, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Renee M. Hendricks and Brannon D. Hendricks, by Warranty Deed, from Robert C. Hendon III, dated June 8, 2007 of record in Instrument No. 20070626-0076257, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Instrument No. 20041020-0126317, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley District of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20021119-0143687, Instrument No. 20010919-0101279, Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

QCD of common areas to HOA of record in Instrument No. 20020424-0050564 and Instrument No. 20071220-014869, Register's Office for Davidson County, Tennessee.
PUD Boundary for Riverwalk Community of record in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
Easements & Rights to Chattanooga & St. Louis Railway of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee.
Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for Davidson County, Tennessee.
Easements to Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715, Book 4230, Page 987 and Book 4257, Page 647, Register's Office for Davidson County, Tennessee.
Utility Easement to Harpeth Valley Utilities of record in Book 7526, page 315, Book 7526, Page 318 and Book 7526, Page 324, Register's Office for Davidson County, Tennessee.
Road & Utility Access Easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
Subject to flow of Harpeth River.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7159 Riverfront Drive, 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 is 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/our hand(s) this 21st day of June, 2019.

Renee M. Hendricks

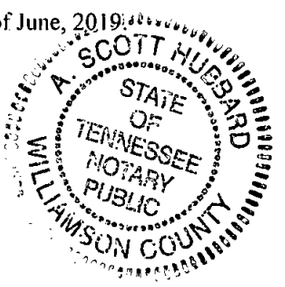
Brannon D. Hendricks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Renee M. Hendricks and Brannon D. Hendricks, wife and husband, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2019.

Notary Signature
My commission expires: 11-23-20



File #: **19-28**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027