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

CRT File No. 190621089

Karen Johnson Davidson County
Batch# 253928 **DEEDWARR**
07/09/2019 08:39:46 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20190709-0066514

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Sentell and Forrest Sentell 7217 Riverfront Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126-16-0A-515.00 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, **Scott Thomas and Deidra Jeannine Thomas, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew Sentell and Forrest Sentell, husband and wife**, ("Grantees"), their 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(s) 290, as shown on the map entitled Riverwalk, Phase 3C, of record in Instrument No. 20050706-0077607, corrected in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SCOTT THOMAS and DEIDRA JEANNINE THOMAS, husband and wife, by deed from JULIUS LORINC, JR. and wife, AMANDA N. LORINC, of record in Instrument No. 20130522-0051693, dated May 17, 2013, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 126-16-0A-515.00 CO.

Matters shown on the Plan of record in Instrument No. 20050706-0077607 and corrected in Instrument No. 20070330-0038464, said Register's Office.

Easement and Right of Way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in book 4257, page 647, said Register's Office.

Easement and Right of Way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194, and in Judgment of record in Book 4226, page 715, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20011105-0121083, as amended as Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502, said Register's Office.

Landscape Agreement of record as Instrument No. 20010919-0101280, said Register's Office. Stormwater Detention Agreement of record as Instrument Nos. 20021119-0143687, 20010919-0101279 and 20040826-0103240, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 7526, page 315, Book 7526, page 318, Book 7526, page 324, and as Instrument Nos. 20021125-0145984 and 20040812-0097619, said Register's Office.

Easement and Rights granted to Tennessee Electric Power Company of record in Book 751, page 375, and Book 787, page 7, said Register's Office.

Declaration of Road and Utilities Easement of record as Instrument No. 20010706-0072536, said Register's Office.

This is improved property located at 7217 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 8th day of July, 2019.

Scott Thomas

Deidra Jeannine Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 8th day of July, 2019.

Notary Public

My Commission Expires: _____

