Karen Johnson Davidson County
Batch# 254430 DEEDWARR
07/10/2019 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20190710-0067139

WARRANTY DEED

DECLARATION OF STAND STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Y-AR-19-2632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/22/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donna L. Collins	**Eustis Mortgage Corp.,dba Prosperity Mortgage Advisors**	
(NAME) **2632 River Meade Way**	(NAME) **1100 Poydras Street, Suite 2525**	**052-13-0B-343.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **New Orleans, LA 70163**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARMEN MCVETY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA L. COLLINS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 24 on the plan of River Glen Phase 7, of record In Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a Horizontal Property Regime created under a Master Deed and By-Laws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carmen McVety by Warranty deed from Sean C. Sims and wife, Lacey M. Sims of record in Instrument No. 20160622-0063478 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 22, 2016.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20040212-0016958, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 6900, Pages 650 and 651 and Book 6900, Page 671, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Glen, a Horizontal Property Regime of record in Book 7566, Page 571, and as made applicable by 20040713-0083147, Register's Office for Davidson County, Tennessee.
- First Amendment to Master Deed and By-Laws for River Glen HOA of record in Instrument Number 20040915-0111299, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee.
- Order of Possession in favor of Metro Government of record in Book 11030, Page 731, in the Register's Office for Davidson County, Tennessee.
- Charter of River Glen Homeowner's Association of record in Book 8069, Page 158 and Instrument No. 20020425-0051348, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to River Glen Homeowner's Association of record in Instrument Number 20040713-0083148, in the Register's Office for Davidson County, Tennessee.
- Water and Sanitary Sewer Easement of record in Book 7061, Page 196, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010816-0088874, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20040615-0070846, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee.

• Deed(s) of Conveyance for Sanitary Sewer, Force Main and a Pumping Station of record in Book 7061, Page 172, Book 9523, Page 164 and Book 9523, Page 168, in the Register's Office for Davidson County, Tennessee.
• Agreed Final Order in favor of Metro Government of record in Book 11201, Page 708, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters on the Plan of River Glen Open Space One, Part of a Planned Unit Development of record in Instrument Number 20030319-0036614, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2632 River Meade Way, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF JULY, 2019.

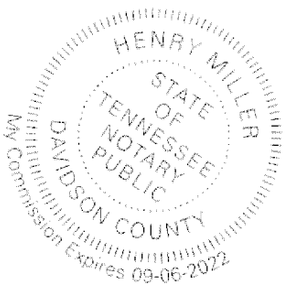
Carmen McVety

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARMEN MCVETY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary Seal (if on paper)

JANET L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMMISSION EXPIRES