THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520636** Karen Johnson Davidson County Batch# 255209 DEEDWARR 07/11/2019 09:50:20 AM 2 pgs Fees: $13.00 Taxes: $1,702.00 20190711-0067575	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00 Affiant Subscribed and sworn to before me, this 20th day of June, 2019. Notary Public My Commission Expires: MARCH 17, 2020 MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: Roger A Rivard and Kimberly K Rivard 9970 Currier Davis Dr Tampa, FL 33619	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-13-0F-113.00CO

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, **Ana M. Fernandez, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger A Rivard and Kimberly K Rivard, husband and wife**, ("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 Unit No. 113, Phase 1-B, on the Plan of Revised Brighton Close Phase 1-A, 1-B, 1-D and Phase II, as of record in Book 7900, Page 136, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ana M. Fernandez, Unmarried by Warranty Deed from Linda Earnhart, Executrix of Estate of James Timothy Carroll, Deceased, recorded on the 9th day of November, 2006 in Instrument No. 20061109-0139689, 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 recorded in Plat Book 7900, Page(s) 136; Boundary Plat recorded in Plat Book 6900, Page 716. Declaration of Covenants, Conditions and Restrictions recorded in Book 7522, Page 108; Book 7557, Page 621; Book 7670, Page 280; Book 7803, Page 458; Book 7807, Page 500; Book 7871, Page 343; Book 8273, Page 884; Book 8561, Page 839; Book 8561, Page 844; Book 8698, Page 557; Book 9372, Page 356; Book 9504, Page 962; Instrument Nos. 20001003-0098148; 20141202-0110443 and 20150430-0039030.

Easement for Sewer/Storm Drainage, recorded in Book 3932, Page 288 and Book 4026, Page 522.

Easement for Driveway, recorded in Book 5612, Page 139.

Dedication for Common Area recorded in Book 8698, Page 549.

This is improved property located at 113 Brighton Close Nashville TN 37205

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 20th day of June, 2019.

Ana M. Fernandez by [signature], Attorney in Fact

Ana M. Fernandez, by Will Chapman, her Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ana M. Fernandez and that he is authorized by Ana M. Fernandez to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of June, 2019.

[signature]
Notary Public

My Commission Expires: _____

