# WARRANTY DEED

Karen Johnson Davidson County
Batch# 255248 DEEDWARR
07/11/2019 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20190711-0067644

O-VRES-19-3744

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comission Expires NOV. 3, 2020

**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) |
|---|---|---|
| **Connor Merry and Katelyn Marie Tschiggfrie** | FirstBank | |
| (NAME) | (NAME) | **141-06-0C-076.00-CO** |
| 3744 Springwater Drive | 318 Seaboard Lane, Suite 205 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Franklin, TN 37067 | |
| (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, **CHRYSTAL HILL AND KYLE B. TREDWAY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONNOR MERRY AND KATELYN MARIE TSCHIGGFRIE, HUSBAND AND WIFE,** 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 No. 64 on the Plan of Riverbridge Community, Phase 1B, a Planned Unit Development, of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chrystal Hill and Kyle B. Tredway, wife and husband by Warranty Deed from Michael A. Newton and wife, Claire Newton, of record in Instrument No. 20180626-0061642, Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 26, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20020709-0082561 and of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, as amended in Instrument No. 20030303-0027396 and supplementary of record in Instrument No. 20030806-0111893, and amended in Instrument No. 20100330-0023630, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for common area/open space of record in Instrument No. 20030806-0111892, Register's Office for Davidson County, Tennessee.
- Easement for railroad purposes of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Book 7601, Page 415 and Book 9443, Page 947, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3744 Springwater Drive, Nashville, Tennessee 37221; Also known as: 4053 Stonybrook 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 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 10th DAY OF JULY, 2019.

Chrystal Hill by her attny in fact Will Grones
Chrystal Hill, by her attorney in fact, Will Grones

Kyle B. Tredway by his attny in fact Will Grones
Kyle B. Tredway, by his attorney in fact, Will Grones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILL GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRYSTAL HILL, and who acknowledged he executed the same as the free act and deed of the said CHRYSTAL HILL. Specific Power of attorney recorded simultaneously herein in Instrument Number ——201907110067643——.

Witness my hand and official seal, this the 10th of July, 2019.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILL GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KYLE B. TREDWAY, and who acknowledged he executed the same as the free act and deed of the said KYLE B. TREDWAY. Specific Power of attorney recorded simultaneously herein in Instrument Number ——201907110067642——.

Witness my hand and official seal, this the 10th of July, 2019.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022