WARRANTY DEED

Karen Johnson Davidson County
Batch# 261666 DEEDWARR
07/24/2019 03:06:25 PM 2 pgs
Fees: $13.00 Taxes: $1,198.06

20190724-0072788

G-VRES-19-1244

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Theodore B. Lehmann and Martha R. Lehmann	New owner	
(NAME)	(NAME)	**098-06-0B-012.00-CO**
1244 Chickadee Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **CHARLES ROBERT DAVENPORT AND WIFE, ELIZABETH ANN CILLO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THEODORE B. LEHMANN AND MARTHA R. LEHMANN, 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 Unit B of Lot 50-D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 200511122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record In Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Robert Davenport and wife, Elizabeth Ann Cillo by Warranty deed from Frank Batson Homes Inc. of record in Instrument No. 20070807-0094058 Register's Office for Davidson County, Tennessee, dated August 06, 2007 and recorded on August 07, 2007.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- All matters shown on Plat recorded in Instrument Number 20051104-0133897 and surveyor's certificate of correction in Instrument No. 20060608-0067981, 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. 20051024-0128043, as supplemented in Instrument No. 20051122-0141076, as amended in Instrument No. 20061004-0122802 and Instrument No. 20071023-0125250, Register's Office for Davidson County, Tennessee.
- Charter of Bridgewater of record in Instrument Number 20060223-0021110, Register's Office for Davidson County, Tennessee.
- Easement(s) to TVA as set forth in instrument recorded in Book 1291, page 99 and Book 1318, page 29, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument No. 20030827-0124253 and Instrument No. 20060120-0008000, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20050222-0019150, Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20091110-0103837, and Scrivener's Affidavit in Instrument Number 20091117-0105711, in the Register's Office for Davidson County, Tennessee.
- Open Space Maintenance Agreement of record in Instrument Number 20051024-0128043, in the Register's Office for Davidson County, Tennessee.
- Charter for Bridgwater Villas Townhouse Corp of record in Instrument Number 20060223-0021111, 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: **1244 Chickadee Circle, Hermitage, Tennessee 37076**.

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 22nd DAY OF JULY, 2019.

Charles Robert Davenport by Kate Nyquist, attorney In Fact
Charles Robert Davenport
by Kate Nyquist, Attorney in Fact

Elizabeth Ann Cillo by Kate Nyquist, attorney In Fact
Elizabeth Ann Cillo
by Kate Nyquist, 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, Kate Nyquist, 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 CHARLES ROBERT DAVENPORT AND ELIZABETH ANN CILLO, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES ROBERT DAVENPORT AND ELIZABETH ANN CILLO.

Witness my hand and official seal, this the 22nd of July, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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