Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 262195 DEEDWARR
07/25/2019 11:16:50 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20190725-0073176

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2019.

Notary Public
My commission expires:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-25-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Johnathan Tate **Kari Tate**	U.S. Bank N.A.	**126160A31800CO**
805 Silverbrook Court	4801 Frederica St.	
Nashville, TN 37221	Owensboro, KY 42301	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Philip J. Vacca, Jr. and Cheri A. Vacca, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnathan Tate and Kari Tate, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, Being Lot No. 219, on the Plan of Final Plat of Riverwalk, Phase 2C, of record in Instrument No. 20040130-0011799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Philip J. Vacca, Jr. and Cheri A. Vacca, by Warranty Deed from The Jones Company of Tennessee, L.L.C., Missouri limited liability, dated July 29, 2005, of record in Instrument No. 20050803-0090620, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters appearing on the Plat of record in Plat Book 1, page 25; Plat Book 1, page 121 and Instrument No. 20040130-0011799, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

Articles of Incorporation/Charter of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

Easement for stormwater detention of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.

Easement for telecommunications of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.

Easement for road and utilities access of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

Easement for landscape easement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

Easement for public utilities of record in Book 7526, page 315; Book 7526, page 318; Book 7526, page 324; Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.

Easement for TVA right of way of record in Book 4205, page 194 and Book 4226, page 715, Register's Office for Davidson County, Tennessee.

Transmission and electrical line easement of record in Book 751, page 375; Book 787, page 7 and Book 4257, page 647, Register's Office for Davidson County, Tennessee.

Conveyance for open space/ common areas of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.

Charter right of way for CSX Transportation Railroad as referenced in Instrument No. 20050404-0036504, Register's Office for Davidson County, Tennessee.

Matters shown in deed of record in Instrument No. 20010425-0040967, Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 805 Silverbrook Court, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 7/22/19
Philip J. Vacca, Jr.

_____ Date: 7-22-19
Cheri A. Vacca

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Philip J. Vacca, Jr. and Cheri A. Vacca, the within named Grantor(s), with whom I am personally ~~acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2019.

DEBRA PAULSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

_____
NOTARY PUBLIC
My Commission Expires: 11-30-2020