THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721645**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Rebecca Childress Affiant Subscribed and sworn to before me, this 31st day of July, 2019. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Amber DuVentre 3363 Harpeth Springs Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-06-0D-134.00 CO

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, **Rebecca Childress, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amber DuVentre**, ("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 Lot No. 134 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, in the 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 Rebecca Childress by Warranty Deed from Kayla Carr (fka Kayla Shewcraft) and John Carr, wife and husband, recorded on the 22nd day of December, 2015 in Instrument No. 20151222-0128725, 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 of RIVERBRIDGE COMMUNITY, as recorded in Instrument No. 20030213-0019999 (Boundary Plat) and Instrument No. 20020709-0092561, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030205-0016044, Amended at Instrument Nos. 20030303-0027396 and 20030218-0020999, in the Register's Office of Davidson County, Tennessee.

Easement for Right of Way Dedication, recorded in Instrument No. 20081208-0118318, in the Register's Office of Davidson County, Tennessee.

Easement for Telecommunications, recorded in Instrument No. 20140114-0003778, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 266284 DEEDWARR
08/02/2019 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20190802-0076787
201908020076787

Easement for Easement in Gross (Comcast), recorded in Instrument No. 20121114-0104692, in the Register's Office of Davidson County, Tennessee.

Easement for Public Utilities, recorded in Book 7601, Page 415, in the Register's Office of Davidson County, Tennessee.

Easement for Stormwater Detention Agreement recorded in Instrument No. 20021217-0155374, in the Register's Office of Davidson County, Tennessee.

Rights of the railroad company servicing the railroad recorded in Book 1298, Page 244 siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof.

Conveyance for Open Space / Common Elements recorded at Instrument Nos. 20030303-0027395, 20030806-0111892 and 20090317-0023974, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 3363 Harpeth Springs Drive Nashville TN 37221

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 31st day of July, 2019.

Rebecca Childress

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca Childress, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2019.

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

True Copy Certification

I, Brianna Bartelsmeyer Turner, 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner 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: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020