THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721712** Karen Johnson Davidson County Batch# 271116 DEEDWARR 08/14/2019 09:37:44 AM 2 pgs Fees: $13.00 Taxes: $1,073.00 20190814-0081036	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$290,000.00~~ Affiant Subscribed and sworn to before me, this 12th day of August, 2019. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Walter Bond and Barbara Bond 1637 Harpeth Run Nashville TN 37221	New Owner	Tax Parcel ID No. 126 16 0A 400.00

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, **Jonathan T. Langston, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter Bond and Barbara Bond, husband and wife**, ("Grantees"), their 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. 533 on the Plan of Final Plat of Parkview at Riverwalk Phase 1, a Cluster Lot Development of record in Plat at Instrument No. 20050215-0016985, 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 Jonathan T. Langston, an unmarried man by Warranty Deed from Jason D. Telford and wife, Miranda B. Telford, of official record in Instrument no. 20160714-0072104, in the Register's Office of Davidson County, Tennessee, dated July 08, 2016 and recorded on July 14, 2016.

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 FINAL PLAT OF PARKVIEW AT RIVERWALK, PHASE 1, as recorded in Plat Instrument No. 20050215-0016985.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, as amended at Instrument Nos. 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691 and 20061214-0154502. Charter of Riverwalk Nashville Homeowners Association, Inc. of record in Instrument No. 20020425-0051371.

Easement for Right-of-way set forth in Declaration of Taking, recorded in Book 4205, Page 194 and Book 4226, Page 715.

Easement granted to Tennessee Electric Power Company, a corporation by instruments recorded in Book 751, Page 375 and Book 787, Page 7.

Easement granted to United States of America by instrument recorded in Book 4257, Page 647 and Book 4230, Page 987.

Stormwater Detention Agreements recorded as Instrument Nos. Instrument No. 20040318-0030734.

Landscape Agreement recorded as Instrument No. Instrument No. 20010919-0101280.

Acquisition of Open Space by Riverwalk Nashville Homeowners Association, Inc. by Quitclaim Deed of record in Instrument No. 20071220-0145869

This is improved property located at 1637 Harpeth Run 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 12th day of August, 2019.

Jonathan T. Langston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 12th day of August, 2019.

Notary Public

My Commission Expires: _____



