Karen Johnson Davidson County
Batch# 272297 DEEDWARR
08/16/2019 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20190816-0082051

32733

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721755**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2019. Notary Public My Commission Expires: 5/2/22

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Pagano 604 Poplar Valley Court Nashville TN 37221	New Owner	Tax Parcel ID No. 141-06-0A-014.00-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, **Rita A. Walker, single** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Pagano, married**, A/K/A Jonathan A. Pagano ("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. 23 on the Plan of Revised, Section One, Poplar Ridge, R-20 Residential P.U.D. of record in Plat Book 7900, Page 206 and corrected by Surveyor's Certificate of Correction of record in Book 8292, Page 973, 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 Rita A. Walker by Warranty deed from Kimberly R. Keith n/k/a Johnson and husband, Keith Johnson of record in Instrument No. 20071030-0127866 Register's Office for Davidson County, Tennessee, dated October 26, 2007 and recorded on October 30, 2007.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 206 and corrected by Surveyor's Certificate of Correction of record in Book 8292, Page 973, 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 Book 8113, Page 105, as amended in Book 10322, Page 76, Book 10370, Page 333 and Book 10948, Page 482, 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 for HOA of record in Book 8113, Page 116, in the Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 8232, Page 501, in the Register's Office for Davidson County, Tennessee.

Deed for Common Areas to HOA of record in Book 8292, Page 969 and Book 9081, Page 74, in the Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District of record in Book 8292, Page 975 and Book 7601, Page 402, in the Register's Office for Davidson County, Tennessee.
Tennessee Valley Authority Access Road of record in Book 4116, Page 151, in the Register's Office for Davidson County, Tennessee.

Easement to Tennessee Electric Power Company of record in Book 787, Page 17, in the Register's Office for Davidson County, Tennessee.

Tennessee Valley Authority Line Easement of record in Book 4364, Page 895, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 604 Poplar Valley Court 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 14 day of August, 2019.

X Rita A. Walker _____

Rita A. Walker

STATE OF Indiana)
COUNTY OF Clark)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rita A. Walker, 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 14th day of August, 2019.

Cheryl Howell

Notary Public

My Commission Expires: 10-21-2026

CHERYL HOWELL
Notary Public, State of Indiana
Clark
Commission Number NP0716399
My Commission Expires
October 21 2026

I, the undersigned, 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.

PETER WEISS

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 05/02/22

Notary Public