THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $212,000.00.

Whitney B. Childress
AFFIANT

Subscribed and sworn to before me this 28th day of August 2019.

Notary Public
My Commission Expires: March 8, 2021

Karen Johnson Davidson County
Batch# 277216 DEEDWARR
08/28/2019 10:24:23 AM 4 pgs
Fees: $23.00 Taxes: $784.40
20190828-0086722

LINDSAY D. WALKER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Whitney B. Childress David A. Childress 3113 Harpeth Springs Drive Nashville, TN 37221	New Owner	141-06-0D-055.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

LINDSAY CASE, unmarried, and GREGORY JACKSON, unmarried,

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

WHITNEY B. CHILDRESS, unmarried, and DAVID A. CHILDRESS, married, as surviving tenants in common with right of survivorship,

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto.

BEING improved property, known as 3113 Harpeth Springs Drive, Nashville, Tennessee 37221.

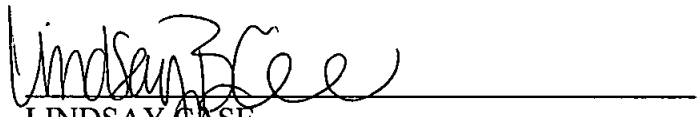
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever; and Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said

land in fee simple; have a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except as set out in EXHIBIT "B" hereto.

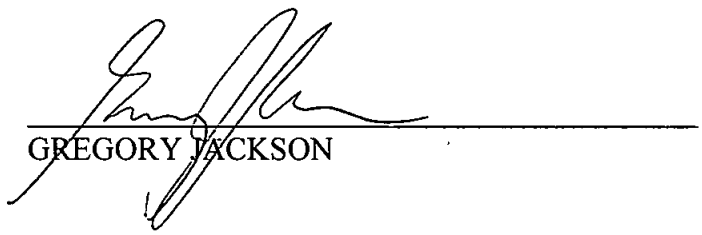
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 28th day of August 2019.

GRANTORS:



LINDSAY CASE



GREGORY JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LINDSAY CASE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 28th day of August 2019.

Shannon D. Walker
Notary Public

My Commission Expires: March 8, 2021



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GREGORY JACKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 28th day of August 2019.

Shannon D. Walker
Notary Public

My Commission Expires: March 8, 2021

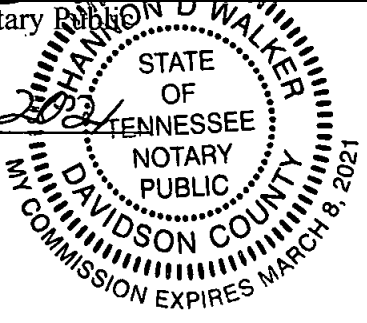


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 55, as shown on the map entitled River Bridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LINDSAY CASE, unmarried, and GREGORY JACKSON, unmarried, by deed from KATHERINE L. SULLIVAN, married, of record in Instrument No. 20170503-0043482, dated April 27, 2017, said Register's Office.

EXHIBIT "B"

This conveyance is subject to the matters set forth below 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 right of ways for highways or public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2019 and subsequent years, not yet due and payable;

2. Matters shown on the Plan of record in Instrument No. 20030213-0019999, said Register's Office;

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20030205-0016032, amended in Instrument No. 20050520-0056889, said Register's Office;

4. ByLaws of The Townhomes of River Bridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020987, said Register's Office;

5. Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office; and

6. Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104692, said Register's Office.