THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26336

Karen Johnson Davidson County
Batch# 277541 DEEDWARR
08/29/2019 09:37:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190829-0087147

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 779,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helena Fuisz	owner	Williamson: 006-F-C-002.00
903 Kingfisher Point		Davidson 156080A00200CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Charles M. Scott and wife, Bernadette J. Scott**

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

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON and DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain land identified as Lot 202 on the Plat of Horseshoe Bend Subdivision - Phase II-B, as of record in Plat Book 13, page 90, Register's Office for Williamson County, Tennessee, and Plat Book 6200, page 918, Registers Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Charles M. Scott and wife, Bernadette M. Scott by Warranty deed from Paul M. Sachtleben and wife, Courtney M. Sachtleben of record in Book 3683, page 28, Register's Office for Williamson County, Tennessee, dated August 26, 2005 and recorded on September 12, 2005 and in Instrument 20050908-0107916, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) all matters shown on the Plan of record in Plat Book 6200, Page 918, Register's Office for Davidson County, Tennessee, and in Plat Book 13, Page 90, Register's Office for Williamson County, Tennessee; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 583, Page 415, Book 625, Page 963, Book 697, Page 256, Book 744, Page 53, Book 825, Page 4, Book 900, Page 815, Book 1216, Page 287 and Book 1275, Page 68, Register's Office for Williamson County; (4) the Covenants, Conditions and Restrictions of record in Book 7374, Page 956, Book 7607, Page 341, Book 8003, Page 507, Book 8345, Page 910, Book 9410, Page 382 and Book 9618, Page 414, Register's Office for Davidson County; (5) the Declaration of Protective Covenants, Conditions and Restrictions of Devonmeade of record in Book 583, Page 894, as re-recorded in Book 584, Page 891, Register's Office for Williamson County; (6) Amendment to Corporate By-Laws of Horseshoe Bend Homeowners Association, Inc., of record in Book 1729, Page 513, as corrected and amended in Book 1893, Page 247, and further amended in Book 2044, Page 997, Register's Office for Williamson County; (7) Amendment to Corporate By-Laws of Horseshoe Bend Homeowners Association, Inc., of record in Book 11131, Page 676, as corrected and amended in Book 11621, Page 988, and further amended in Instrument No. 200008220082707, Register's Office for Davidson County; (8) Charter of Horseshoe Bend Homeowner's Association, Inc., of record in Book 701, Page 62, as amended in Book 858, Page 70, Register's Office for Williamson County; (9) Charter of Horseshoe Bend Homeowner's Association, Inc., of record in Book 7397, Page 667, as amended in Book 7873, Page 701; (10) Conveyance of common area(s) to Horseshoe Bend Homeowner's Association, Inc., by Quitclaim Deeds of record in Book 827, Page 882, Book 1107, Page 767, Book 1191, Page 846, Book 1686, Page 766, Book 4054, Page 797 and Book 4054, Page 800, Register's Office for Williamson County, and in Book 8017, Page 263, Register's Office for Davidson County; (11)Assignment of Developer's Rights of record in Book 1191, Page 78, Register's Office for Williamson County; (12) Agreement for Dedication of Easement for Water Lines granted to Harpeth Valley Utilities

District of Davidson and Williamson Counties, of record in Book 5258, Page 252, Register's Office for Davidson County; (13) Dedication of Easement for Public Utilities of record in Book 9216, Page 452, Register's Office for Davidson County, and in Book 1637, Page 41, Register's Office for Williamson County (14) Easements entitled Permanent Roadway and Utility Easements granted to Harpeth Valley Utility District of record in Book 786, Pages 79 and 83, Register's Office for Williamson County; (15) Two Hundred Fifty (250) feet wide TVA transmission line easement of record in Deed Book 99, Page 572, Deed Book 99, Page 421, as re-recorded in Deed Book 111, Page 535, Register's Office for Williamson County; (16) Rights of Ingress and Egress to a Graveyard reserved in Deed of record in Book 35, Page 155, Register's Office for Williamson County; (17) Agreement of record in Book 158, Page 270, Register's Office for Williamson County; (18) Agreement for Dedication of Easement for Sewer Line of record in Book 1276, Page 29, in the Register's Office for Williamson County; (19) Rights and upper and lower riparian owners in and to the waters of the Harpeth River and Little Harpeth River crossing or adjoining the property and the natural flow thereof, free from diminution of pollution; (20) Subject to rights of others in and to the common areas and/or elements; (21) All visible easements; (22) All applicable governmental and zoning regulations.

This is IMPROVED property known as **903 Kingfisher Point, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we 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 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 GRANTEE, her 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.

Witness our hands this the 15th day of August, 2019.

Charles M. Scott

Bernadette J. Scott

BK: 7712 PG: 480-481
19032374

2 PGS:AL-DEED	
610873	
08/16/2019 - 09:50 AM	
BATCH	610873
MORTGAGE TAX	0.00
TRANSFER TAX	2882.30
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2895.30

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles M. Scott** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of August, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bernadette J. Scott** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of August, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE