Karen Johnson Davidson County
Batch# 282320 DEEDWARR
09/09/2019 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $806.60
20190909-0090417

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

W-EXP-19-3259

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David B. Rowe	New Owner	
(NAME)	(NAME)	141-06-0D-123.00-CO
3259 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOLLY M. PEREZ, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID B. ROWE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 123 on the Plan of Riverbridge Community, A Planned Unit Development of record in Plat 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 Holly M. Perez, an unmarried woman by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation of record in Instrument No. 20040308-0026340 Register's Office for Davidson County, Tennessee, dated February 27, 2004 and recorded on March 08, 2004.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
- Boundary Plan of record in Instrument No. 20020709-0082561, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-1111893, Instrument No. 20090317-0023975 and Instrument No. 201003320-0023630, Register's Office for Davidson County, Tennessee.
- By-Laws of Riverbridge Community of record in Instrument No. 20030218-00202999, in the Register's Office for Davidson County, Tennessee.
- Charter of Riverbridge Community Homeowners Association of record in Instrument No. 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas to Riverbridge Community Homeowner's Association of record in Instrument No. 20030303-0027395, as amended in Instrument No. 20030806-0111892, Instrument No. 20090317-0023974 and Instrument No. 20100330-0023631, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016032, amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
- By-Laws of The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020987, in the Register's Office for Davidson County, Tennessee.
- Charter for The Townhomes of Riverbridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020986, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, in the Register's Office for Davidson County, Tennessee.
- Easements to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20021217-0155373, in the Register's Office for Davidson County, Tennessee.
- Easements to Harpeth Valley Utility District of record in Book 7601, Page 415, in the Register's Office for

Davidson County, Tennessee.
- Easement of record in Instrument No. 20020912-0110994, in the Register's Office for Davidson County, Tennessee.
- Easements to Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3259 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 said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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 my/our hand(s) this the 5th DAY OF SEPTEMBER, 2019.

Holly M. Perez

Jeffrey Rawson

Jeffrey Rawson, spouse of Holly M. Perez, hereby joins in this conveyance and does transfer and convey any and all marital interest Jeffrey Rawson may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLY M. PEREZ, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of September, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY RAWSON, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of September, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)