WARRANTY DEED

Karen Johnson Davidson County
Batch# 293283 DEEDWARR
09/30/2019 03:24:52 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20190930-0099538

B-CR-19-503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RYAN JERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2021

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(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)
Cameron James Drury and Gabriela Anne Carter	**Caliber Home Loans, Inc.**	
(NAME) **503 General George Patton Road**	(NAME) **3701 Regent Boulevard, Suite 180**	**142-09-0F-503.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Irving, TX 75063**	
(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, **NOAH HENSCHEID AND HANNA HENSCHEID, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON JAMES DRURY AND GABRIELA ANNE CARTER, HUSBAND AND WIFE,** 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 503, together with carport designated 503-C, on the Plan of River Plantation, Section VIII, Phase II, a Condominium, of record in Book 6900, Page 514, as amended in Book 6900, Page 654 and of record in Master Deed in Book 7417, Page 396, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Noah Henscheid and Hanna Henscheid, husband and wife by Warranty deed from John Ettinger and Tammi Ettinger, husband and wife of record in Instrument No. 20160811-0083597 Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded on August 11, 2016.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 6900, Pages 514 through 517, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 6900, Page 397, Book 6900, Page 654, and Book 8123, Page 690, 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 7389, Page 924, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation of record in Book 7417, Page 396, and Instrument No. 20180529-0051185 Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 7417, Page 413 and Instrument No. 20170921-0096904 and Instrument No. 20190501-0040495 in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 2277, Page 619, Book 2274, Page 549 & Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
- QCD of common area to HOA of record in Instrument Number 20090825-0079854, 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: **503 General George Patton Road, 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 26th DAY OF SEPTEMBER, 2019.

Noah Henscheid by Kate Nyquist, Attorney in Fact

Noah Henscheid by Kate Nyquist, Attorney in Fact

Hanna Henscheid by Kate Nyquist, Attorney in Fact

Hanna Henscheid by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NOAH HENSCHEID AND HANNA HENSCHEID, and who acknowledged he/she/they executed the same as the free act and deed of the said NOAH HENSCHEID AND HANNA HENSCHEID.

Witness my hand and official seal, this the 26th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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