Karen Johnson Davidson County
Batch# 293616 DEEDWARR
10/01/2019 08:47:19 AM 2 pgs
Fees: $13.00 Taxes: $830.65
20191001-0099651

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822494** DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY	STATE OF TENNESSEE) COUNTY OF **Williamson**) The actual consideration or value, whichever is greater, for this transfer is: $224,500.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2019. Notary Public My Commission Expires: 03-08-21

WARRANTY DEED

Address New Owner: Robert L Baringer 3361 Harpeth Springs Drive Nashville TN 37221	Send Tax Bills To: **Synovus Mortgage Corp** **P.O. Box 2868** **Columbus,GA 31902-2868**	Tax Information: Tax Parcel ID No. 141 06 0D 133.00

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, **Stephanie Denise Duke, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L Baringer, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 133 of Townhomes of Riverbridge, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes of Riverbridge, a Horizontal Property Regime, of record in Instrument Number 20030205-0016032, as amended in Instrument Number 20050520-0056889, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Stephanie D. Johnson, an unmarried woman by Warranty Deed from William Yockey, a single person, of record in Instrument No. 20050601-0061691, in the Register's Office of Davidson County, Tennessee, dated May 27, 2005 and recorded June 01, 2005.

Stephanie D. Johnson having since married and now known as Stephanie Denise Duke.

James Edmondson III joins in the instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverbridge Community, as recorded in Instrument No. 20030213-0019999.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016032, amended in Instrument No. 20050520-0056889.

Terms and provisions of By-Laws of The Townhomes of River Bridge Homeowners Association, Inc. recorded in Instrument No. 20030218-0020987.

Easement recorded in Instrument No. 20021217-0155374.

Easement recorded in Book 1298, Page 244.

Easement for Public Utilities, recorded in Book 7601, Page 415.

Conveyances of Common Open Spaces by Quitclaim Deeds of record in Instrument Nos. 20030303-0027398 and 20030806-0111892

This is improved property located at 3361 Harpeth Springs Drive 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 30th day of September, 2019.

Stephanie Denise Duke

James Edmondson III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Denise Duke and James Edmondson III, 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 30th day of September, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022