THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190922729

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00

Affiant

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

Subscribed and sworn to before me, this 17th day of October, 2019.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 304223 **DEEDWARR**
10/22/2019 01:57:20 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20191022-0108309

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas Paul Polk and Tauri Nicole Polk 7801 Harpeth View Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 156-01-0B-042.00-CO

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, **Jeremiah S. Monds and Rebecca C. Monds, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Paul Polk and Tauri Nicole Polk, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Harpeth View Subdivision of record in Plat Book 6900, Page 319, 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 Jeremiah S. Monds and Rebecca C. Monds, husband and wife by Warranty deed from Richard Domenico and Scottie Domenico, husband and wife of record in Instrument No. 20140626-0055929 Register's Office for Davidson County, Tennessee, dated June 23, 2014 and recorded on June 26, 2014.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 319, 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 7112, Page 341, Book 7242, page 537 and Book 10940, page 605, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of record in Book 7242, Page 546 and Book 10940, Page 619, in the Register's Office for Davidson County, Tennessee.

Y-BR-19-7801
FILE #:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Charter of Harpeth View HOA of record in Book 7306, Page 411 and Book 10940, page 614, in the Register's Office for Davidson County, Tennessee.
Sewer Line Easement of record in Book 6970, Page 275, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 8436, Page 543, in the Register's Office for Davidson County, Tennessee.

Perpetual Easement for Driveway Purposes of record in Book 9193, Page 473, in the Register's Office for Davidson County, Tennessee.

Perpetual Easement fo Driveway Purposes of record in Book 8403, Page 328, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7801 Harpeth View 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 17th day of October, 2019.

Jeremiah S. Monds

Rebecca C. Monds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremiah S. Monds and Rebecca C. Monds, 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 17th day of October, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020