WARRANTY DEED

Karen Johnson Davidson County
Batch# 309807 DEEDWARR
11/01/2019 03:54:01 PM 2 pgs
Fees: $13.00 Taxes: $710.40

20191101-0112902

W-BR-19-2616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Perry M. Kuhn and Jennifer L. Kuhn	**Ameris Bank**	
(NAME)	(NAME)	**052-13-0B-351.00-CO**
2616 River Meade Way	**1800 Parkway Place, Suite 820**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Marietta, GA 30067**	
(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, **JENNIFER LEE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PERRY M. KUHN AND JENNIFER L. KUHN, 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 Lot No. 32 on the Plan of River Glen Phase 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register' s Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer Lee, as an unmarried woman by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050504-0050090 Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 04, 2005.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20040212-0016958, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Glen, a Horizontal Property Regime of record in Book 7566, Page 571, and as made applicable by 20040713-0083147, Register's Office for Davidson County, Tennessee.
- First Amendment to Master Deed and By-Laws for River Glen HOA of record in Instrument Number 20040915-0111299, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee.
- Order of Possession in favor of Metro Government of record in Book 11030, Page 731, in the Register's Office for Davidson County, Tennessee.
- Charter of River Glen Homeowner's Association of record in Book 8069, Page 158 and Instrument No. 20020425-0051348, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to River Glen Homeowner's Association of record in Instrument Number 20040713-0083148, in the Register's Office for Davidson County, Tennessee.
- Water and Sanitary Sewer Easement of record in Book 7061, Page 196, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010816-0088874, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20040615-0070846, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance for Sanitary Sewer, Force Main and a Pumping Station of record in Book 7061, Page 172, Book 9523, Page 164 and Book 9523, Page 168, in the Register's Office for Davidson County,

Tennessee.

- Agreed Final Order in favor of Metro Government of record in Book 11201, Page 708, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters on the Plan of River Glen Open Space One, Part of a Planned Unit Development of record in Instrument Number 20030319-0036614, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Instrument Number 20040915-0111301, 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: **2616 River Meade Way, Nashville, Tennessee 37214**.

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 31st DAY OF OCTOBER, 2019.

Jennifer Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER LEE, 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 31st of October, 2019.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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