THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191223925** Karen Johnson Davidson County Batch# 338903 DEEDWARR 01/06/2020 01:13:58 PM 2 pgs Fees: $13.00 Taxes: $832.50 20200106-0001544	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 2nd day of January, 2020. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09 22

WARRANTY DEED

Address New Owner: Alexander Douglas Gish 3357 Harpeth Springs Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141 06 0D 117.00

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, **Kathryn A. Pattullo, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Douglas Gish, 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:

LAND in Davidson County, Tennessee, being Unit No. 117 on the plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathryn A. Pattullo, an unmarried woman, by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, in Instrument No. 20040907-0107547, in the Register's Office of Davidson County, Tennessee, dated August 30, 2004 and recorded on September 7, 2004.

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 2020 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat Riverbridge Development, as recorded in Instrument No. 20020709-0082561.

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

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016044, amended at Instrument No. 20030303-0027396; Supplementary Declaration recorded in Instrument Nos. 20030806-0111893; 20090317-0023975 and 20100330-0023630.

Easement recorded in Book 1298, Page 244.

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

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374.

Easement for Right of Way, recorded in Instrument No. 20081208-0118318.

Easement for Right of Way, recorded in Instrument No. 20121114-0104692.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 3357 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 2nd day of January, 2020.

Kathryn A. Pattullo

Kathryn A. Pattullo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathryn A. Pattullo, 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 2nd day of January, 2020.

Notary Public

My Commission Expires: _____

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