(1) Return to: BRI
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

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

CRT File No. 191224208

Karen Johnson Davidson County
Batch# 347973 DEEDWARR
01/24/2020 09:21:21 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13

20200124-0008760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $374,900.00.

Coreen Newsome
Affiant

Subscribed and sworn to before me, this 21st day of January, 2020.

Notary Public
My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Nargi Jr and Rachel Nargi 6268 Rivervalley Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126-16-0A-537.00-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, **Harold B. Nash and wife, Patsy H. Nash, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Nargi, Jr. and Rachel Nargi, 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. 329 on the Plan of Final Plat of Riverwalk, Phase 3-C of record in Plat at Instrument No. 20050706-0077607, as Corrected in Instrument No. 20060104-0001187 and Instrument No. 20070330-0038464, 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 Harold B. Nash and wife, Patsy H. Nash by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company of record in Instrument No. 20100302-0015721 Register's Office for Davidson County, Tennessee, dated February 26, 2010 and recorded on March 02, 2010.

The execution of this instrument is effected by the signature of Bryant Nash as Attorney-in-fact for Harold B. Nash and Patsy H. Nash, which Power of Attorney is recorded in Instrument Numbers 20190410-0032604 and 20190410-0032603, Register's Office for Davidson County, Tennessee.

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 as Instrument Number 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No. 20060104-0001187, and Instrument No. 20070330-0038464 Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan PUD Boundary Plat of record as Instrument Number 20011024-0115969, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20031014-0151984, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, Instrument No. 2002042-0050565, Instrument No. 20040430-0049813 and Instrument No. 20040506-0051985 and Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061130-136691, Instrument No. 20040430-0049313, and Instrument No. 20061214-0154502, 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 Instrument Number 20011105-0121083, in the Register's Office for Davidson County, Tennessee.

Charter of the HOA of record in Instrument Number 20020425-0051371 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee.

Road and Utility Easement of record in Instrument Number 20010706-0072536, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreements of record in Instrument Number 20010919-0101279 and Instrument No. 20021119-0143587, in the Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for Davidson County, Tennessee.

Easement for Nashville Chattanooga and St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.

Easement for TVA of record in Book 4205, Page 194 and Book 4226, page 715 and Book 4257, page 647 and Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.

Easement for Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, page 7, in the Register's Office for Davidson County, Tennessee.
Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, page 318 and Book 7526, page 324, in the Register's Office for Davidson County, Tennessee.

Easement for Public Utilities of record in Instrument Number 20021125-0145984, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Register's Office for Davidson County, Tennessee.

Open Space and Common Area of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee.

Strom Water Detention Agreement of record in Instrument Number 20021119-0143687; Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20040812-0097619, 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 6268 Rivervalley 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 21st day of January, 2020.

Harold B. Nash by Bryant Nash, attorney-in-fact

Patsy H. Nash by Bryant Nash, 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, Bryant Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Harold B. Nash and Patsy H. Nash and that he is authorized by Harold B. Nash and Patsy H. Nash to execute this instrument on their behalf.

WITNESS my hand, at office, this 21st day of January, 2020.

Notary Public

My Commission Expires: _____

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