Send Tax Statements To:
New Owner

Name and Address of New Owner:
Ashley Urtz
1004 Riverspring Drive
Nashville, TN 37221

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd.,
Murfreesboro, TN 37129

From Information Furnishe
The Parties

Karen Johnson Davidson County
Batch# 348540 DEEDWARR
01/27/2020 08:46:34 AM 2 pgs
Fees: $13.00 Taxes: $1,290.29
20200127-0009200

Map and Parcel: 126-16-0A-351.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **NANCYE DELOACH**, has this day bargained and sold and does hereby transfer and convey unto, **ASHLEY URTZ AND KENNETH URTZ,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 477 on the Plan of Final Plat of Riverwalk, Phase 2B of record in Plat Instrument No. 20041020-0126319, 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 Nancye DeLoach by Warranty deed from The Craig Company, dated March 17, 2006, of record in Instrument No. 20060324-0033795 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502; Charter for HOA in Instrument 200204250051371; By-Laws in Instrument 200111050121083; Easement to N C & St. L Railway in Book 513, page 396; Easement for Tennessee Valley Authority in Book 4205, page 194, Book 4226, page 715 and Book 4257, page 647; Easement to Harpeth Valley Utilities District in Book 7526, page 315, Book 7526, page 318 and Book 7526, page 324; Easement for Roads and Utility Access in Instrument 20010706-0072536; Easement for Storm Water Detention in Instrument 20010919-0101279, Instrument 20021119-0143687, and Instrument No. 20040826-010324; Easement for Landscape Agreement in Instrument 20010919-0101280; Easement for public utilities in Instrument 20021125-0145984 and Instrument 20040812-0097619; Easement for public utilities in Instrument 20021125-0145984 and Instrument 20040812-0097619; Easements of record in Book 751, Page 375 and Book 787, page 7; Subject to all matters shown on the Plan of record as Instrument Number 200310140151984 and Instrument No. 200310140151989; Subject to rights of others in and to the common areas and/or elements; Plan of Newson Land of record in Plat Book 1, Page 25, and Plat Book 1, page 121; and to any and all matters shown on said plat and survey of record in Instrument Number 20041020-0126319; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ASHLEY URTZ AND KENNETH URTZ,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 23rd day of January, 2020.

Nancye DeLoach

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Nancye DeLoach, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 23rd day of January, 2020.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

DOROTHY M. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $348,725.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 23rd day of January, 2020.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

DOROTHY M. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023