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

CRT File No. 200124233

Karen Johnson Davidson County
Batch# 353441 DEEDWARR
02/05/2020 08:24:10 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20200205-0013194

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of January, 2020.

Notary Public
My Commission Expires: 3/8/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zacharaiah D. Bush and Kendall Bush 1809 Bunting Way Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 098-06-0A-040.00-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, **Residence Restorers, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zacharaiah D. Bush and wife, Kendall Bush**, ("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. 46 on the Plan of Final Plat of Phase 1, Section "A", Bridgewater of record in Plat at Instrument No. 20051104-0133897, as corrected in Instrument No. 20060608-0067981, 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 Residence Restorers, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20190912-0092425 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 12, 2019.

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.

All matters shown on Plat recorded in Instrument Number 20051104-0133897 and surveyor's certificate of correction in Instrument No. 20060608-0067981, 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 Instrument No. 20051024-0128043, as supplemented in Instrument No. 20051122-0141076, as amended in Instrument No. 20061004-0122802 and Instrument No. 20071023-0125250, 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 20190122-0006133, in the Register's Office for Davidson County, Tennessee.

Charter of Bridgewater of record in Instrument Number 20060223-0021110, Register's Office for Davidson County, Tennessee.

Easement(s) to TVA as set forth in instrument recorded in Book 1291, page 99 and Book 1318, page 29, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Instrument No. 20030827-0124253 and Instrument No. 20060120-0008000, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20050222-0019150, Register's Office for Davidson County, Tennessee.

Deed of common areas to HOA of record in Instrument Number 20091110-0103837, and Scrivener's Affidavit in Instrument Number 20091117-0105711, in the Register's Office for Davidson County, Tennessee.

Open Space Maintenance Agreement of record in Instrument Number 20051024-0128043, in the Register's Office for Davidson County, Tennessee.

Charter for Bridgwater Villas Townhouse Corp of record in Instrument Number 20060223-0021111, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is improved property located at 1809 Bunting Way Drive Hermitage TN 37076

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 30th day of January, 2020.

Residence Restorers, LLC

BY: _____
Tyrone Finch, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Tyrone Finch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Residence Restorers, LLC, the within named bargainor, and that he as such authorized Member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized Member.

Witness my hand, at office, this 30th day of January, 2020.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY