WARRANTY DEED

Karen Johnson Davidson County
Batch# 356926 DEEDWARR
02/12/2020 09:05:11 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200212-0015902

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN ~~TO BEFORE~~ ME, THIS THE 11TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brie Nicole Robinson	SAME	Parcel ID: 072 04 0 331.00
(NAME)	(NAME)	
1912 Riverwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Courtney E. Artis, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brie Nicole Robinson**, hereinafter called the Grantees, their heirs and assigns, a 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. 3 on the Map of Happy Valley Section "A", not of record described according to a survey made by Z.J. Wilkinson, Surveyor, April 19, 1941 as follows:

Beginning on the southerly margin of Riverwood Drive, formerly Williams Ferry Road, at a point 175 feet of the easterly margin of Cooper Lane, said Point being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 179 feet; thence eastwardly 75 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 174.8 feet to the southerly margin of Williams Ferry Road: thence with said road, westwardly 75 feet to the beginning.

Being the same property conveyed to Courtney E. Artis by General Warranty Deed from Marion O. Pilkinton and wife, Mary E. Flanagan (now Pilkinton) dated December 24, 1991 and recorded December 26, 1991 in Book 8515, Page 226, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved ☐
This is improved ☒ property, known as 1912 Riverwood Drive, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 11th day of February, 2020

Courtney E. Artis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Courtney E. Artis, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of February, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024