WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

G-VRES-19-0700

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jefferson W. Morrill	New Owner	
(NAME)	(NAME)	**095-02-0C-050.00-CO**
700 Mill Creek Meadow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIVERWALK AT MILL CREEK HOMES, LLC, A TENNESSEE LIMITED LIABLILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFERSON W. MORRILL, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 50 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180307-0021557, as amended in Instrument No. 20180404-0031782, being shown on Plat attached thereto as revised " Exhibit D" to the First Amendment, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Riverwalk at Mill Creek Homes, LLC by Quitclaim deed from Riverwalk Land Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20191219-0131052 Register's Office for Davidson County, Tennessee, dated December 18, 2019 and recorded on December 19, 2019. Being a portion of the same property conveyed to Riverwalk Land Nashville, LLC, a Tennessee limited liability company by Quitclaim deed from Brett Alan Wesnofske Riverwalk Land Trust of record in Instrument No. 20180302-0019987 Register's Office for Davidson County, Tennessee, dated March 02, 2018 and recorded on March 02, 2018. from Brett Alan Wesnofske, a married man of record in Instrument No. 20180301-0019585 Register's Office for Davidson County, Tennessee, dated March 01, 2018 and recorded on March 01, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20081104-0109837, 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 20180307-0021557 and as amendment Instrument No. 20180404-0031782, Register's Office for Davidson County, Tennessee.
- Charter for Riverwalk at Mill Creek Homes Association, Inc. of record in Instrument Number 20180308-0021802, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Riverwalk at Mill Creek, of record in Instrument Number 20180306-0021073, as amended in Instrument No. 20180404-0031783, Register's Office for Davidson County, Tennessee.
- Charter for Riverwalk at Mill Creek Owners Association, Inc. of record in Instrument Number 20180308-0021803, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20120823-0075988, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20190123-0006609, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch# 368589 DEEDWARR
03/06/2020 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,353.83
20200306-0025548

202003060025548

This is **improved** property known as: **700 Mill Creek Meadow Road, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 3rd DAY OF MARCH, 2020.

Riverwalk at Mill Creek Homes, LLC

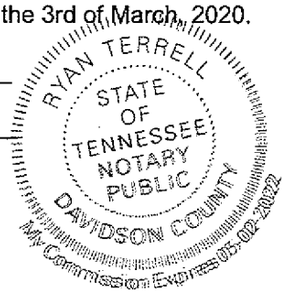
BY: _____
Brett Alan Wesnofske
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRETT ALAN WESNOFSKE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of RIVERWALK AT MILL CREEK HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of March, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

