WARRANTY DEED

Karen Johnson Davidson County
Batch# 370418 DEEDWARR
03/10/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20200310-0026827

B-VRES-20-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

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)
William Zachary Alan Rich and Madelaine Grace Liederbach	New Owner	
(NAME)	(NAME)	**141-05-0A-277.00-CO**
501 Wolfeboro Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **JASON S. WILSON AND DANA WILSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM ZACHARY ALAN RICH AND MADELAINE GRACE LIEDERBACH, HUSBAND AND WIFE**, 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 Lot No. 277 on the Plan of Final Plat Avondale Park, Phase 2, Section 3A of record in Plat at Instrument No. 20101005-0079393, 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 Jason S. Wilson, unmarried, Dana Ward , unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20110830-0067056 Register's Office for Davidson County, Tennessee, dated August 26, 2011 and recorded on August 30, 2011. Jason S. Wilson and Dana Ward, having since married. Dana Ward is now known as Dana Wilson.

This conveyance is subject to:
- 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 20101005-0079393, 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 No. 20081203-0117452 and amended in Instrument No. 2009033-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.
- Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee.
- Easement in Book 5738, Page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
- Charter for Avondale Park Owners' Association, Inc. of record in Instrument Number 20081203-0117350, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20041207-0145662, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument Number 20060110-0003857, in the Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694 and Book 4228, page 635, in the Register's Office for Davidson County, Tennessee.
- Order to TVA of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.

• Easement to Harpeth Valley Utilities District of record in Instrument Number 20040204-0013639, Instrument No. 20040204-0013640 and Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20060512-0055867, in the Register's Office for Davidson County, Tennessee.
• Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071002-0117293, in the Register's Office for Davidson County, Tennessee.
• Easement for right of way of electric power line granted Tennessee Electric Power Co. of record in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
• Landscape easement of record in Instrument Number 20090414-0033629, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 5738, Page 819, partial abandonment in Instrument No. 20080826-0087638, in the Register's Office for Davidson County, Tennessee.
• Easement for water main across the Dower Tract, part of the property of record in Book 1237, Page 674 (See deed of record in Book 840, Page 540), in the Register's Office for Davidson County, Tennessee.
• Easements of record in Book 7601, Page 400, Book 5738, page 832 and Book 4193, page 903, in the Register's Office for Davidson County, Tennessee.
• Abstract of Suit of record in Instrument Number 20021017-0127902, in the Register's Office for Davidson County, Tennessee.
• Easement for Access Road of record in Book 4116, Page 151, in the Register's Office for Davidson County, Tennessee.
• Easement for Water Line of record in Book 4364, Page 895, in the Register's Office for Davidson County, Tennessee.
• Advertising Space Lease of record in Book 4494, Page 882, in the Register's Office for Davidson County, Tennessee.
• Right of Way of record in Book 4300, Page 49, in the Register's Office for Davidson County, Tennessee.
• Advertising Space Lease of record in Book 6078, Page 619, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Lease of record in Book 10023, Page 638, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **501 Wolfeboro Lane, Nashville, Tennessee 37221**.

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 10th DAY OF MARCH, 2020.

Jason S. Wilson

Jason S. Wilson

Dana Wilson

Dana Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON S. WILSON AND DANA WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of March, 2020.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 638265

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

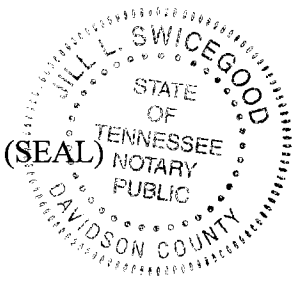
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900