Karen Johnson Davidson County
Batch# 373900 DEEDWARR
03/18/2020 08:35:30 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20200318-0029814

2007-30

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-7-2023
(AFFIX SEAL)

JM-SB-FC-20-3721

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)
Frank M. Rogers, IV and Rae A. Rogers	TRUST	
(NAME) **3721 Springwater Dr**	(NAME) PO Box 580022	**141-06-0C-026.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Charlotte, NC 28258	
(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, **KELSEY N. BOSSUNG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK M. ROGERS, IV AND RAE A. ROGERS, 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. 71 on the Plan of Final Plat of Riverbridge Community, Phase 1A, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019997, 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 Kelsey N. Towns, a single person by Warranty deed from Steven C. Bryan and Emily E. Bryan of record in Instrument No. 20170302-0020525 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 02, 2017.

The said Kelsey N. Towns has since married and is now known as Kelsey N. Bossung.

Ryan Bossung, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Instrument No. 20030213-0019997, Register's Office for Davidson County, Tennessee.
- All matters as set forth on the P.U.D. Boundary Plat of record in Instrument No. 20020709-0082561, said Register's Office, including any and all setback lines, easements, notes restrictions, etc., as may be shown thereon.
- Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, as amended in Instrument No. 20030806-0111893, Instrument No. 20030303-0027396, Instrument No. 20090317-0023975 and Instrument No. 20100330-0023630, Register's Office for Davidson County, Tennessee.
- By-Laws of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common area of record in Instrument No. 20030303-0027395, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common Area to Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030806-0111892, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, 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: 3721 Springwater Dr, 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 16th DAY OF MARCH, 2020.

Kelsey N. Bossung

Ryan Bossung

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELSEY N. BOSSUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2020.

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of March, 2020.

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

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020