Karen Johnson Davidson County
Batch# 379445 DEEDWARR
03/30/2020 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $884.30
20200330-0034004

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0173

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amey Bendre, a married man	Cardinal Financial Company, Ltd. Partnership dba Sebonic Financial	Map: 097020A44700CO
(NAME) 2572 River Trail Dr.	(NAME) 3701 Arco Corporate Drive, Ste 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-NINE THOUSAND AND NO/100 DOLLARS ($239,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTY CROSS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMEY BENDRE, A MARRIED MAN,

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. 447 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christy Cross, unmarried, by deed from Dolores T. Davidson, unmarried, of record in Instrument No. 20160930-0103415, dated September 29, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20140210-0011584, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee; (4) Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee; (5) Deed of common areas to HOA of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971, Instrument No. 20110427-0032200, Instrument No. 20150812-0080704, Instrument No. 20151106-0113218 and Instrument No. 20160226-0018414, in the Register's Office for Davidson County, Tennessee; (6) Easement to USA of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee; (7) Easements of record in Book 4049, Page 395, Book 4764, Page 324 and Book 7621, Page 276, in the Register's Office for Davidson County, Tennessee; (8) Slope Easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee; (9) Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee; (10) Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee;

(11) Easement to Comcast of record in Instrument No. 20090109-0002454, in the Register's Office for Davidson County, Tennessee; (12) Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument No. 20080408-0035557, amended and supplemented in Instrument No. 20110427-0032201, Instrument No. 20140416-0031645, Instrument No. 20140416-0031646, Instrument No. 20140424-0034613, Instrument No. 20140424-0034614, Instrument No. 20140424-0034615, Instrument No. 20140424-0034616, Instrument No. 20140424-0034617, Instrument No. 20140424-0034618, Instrument No. 20150812-0080705, Instrument No. 20160226-0018415, Instrument No. 20170906-0091483 and Instrument No. 20180502-0041808, Register's Office for said County.

The signature of Christy Cross is signed by his/her duly appointed Attorney-in-Fact, Troy Charlton, pursuant to the Power of Attorney of record in Instrument _____202003300034003_____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2572 River Trail Dr., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 ~~27th~~ 26th day of March, 2020.

Christy Cross by Troy Charlton as Attorney in Fact
Christy Cross by Troy Charlton, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Troy Charlton, 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 on behalf of Christy Cross, as his/her Attorney-in-Fact, as the free act and deed of the within named Christy Cross.

Witness my hand and official seal this ~~27th~~ 26th day of March, 2020.

My Commission Expires: 1/3/23

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.