WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Nivens	NEW OWNER	
(NAME)	(NAME)	
208 Riverpoint Court		096-01-0-A-017.00CO
(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 considerations, the receipt of which is hereby acknowledged, **We John Scott Morris and Terry Michelle Brown Morris, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ryan Nivens and Kimberly Walsh also known as Kimberly Nivens, husband and wife**, hereinafter called the GRANTEE(S), their 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. 18, on the plan of RIVERPOINT, SECTION TWO, REVISION TO Lots 6-12 and 16-22, of record in Plat Book 7900, Page 641, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Terry Michelle Brown, unmarried by Warranty Deed dated 10/20/1998 from Lisa L. McDonald, unmarried of record in Book 11184, Page 692, Register's Office for Davidson County, Tennessee.

The said Terry Michelle Brown having since married is now known as Terry Michelle Morris. Terry Michelle Brown and Terry Michelle Morris and Terry Michelle Brown Morris are one in the same person.

The said John Scott Morris joins in the conveyance to waive any and all rights he has in said property.

All matters as set forth per Plat Book 7900, Page 641, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6044, Page 545, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 6283, Page 630, as amended of record in Book 6571, Page 574, as amended of record in Book 8675, Page 599, said Register's Office. Declaration of Restrictive Covenants of record in Book 7292, Page 985, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4806, Page 513, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5580, Page 124, said Register's Office. Easement of record in Book 6283, Page 653, said Register's Office. Charter of Riverpoint Homeowners Association of record in Book 6252, Page 130, said Register's Office.

File No.: 668784
Warranty Deed TN

Karen Johnson Davidson County
Batch# 382842 **DEEDWARR**
04/08/2020 09:27:38 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20200408-0036849

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 208 Riverpoint Court, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 1st day of April, 2020.

John Scott Morris

Terry Michelle Brown Morris

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Scott Morris and Terry Michelle Brown Morris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of April, 2020.

Notary Public:
My Commission Expires: 5.12.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 668784
Warranty Deed TN