Boy 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 392720 **DEEDWARR**
04/28/2020 12:10:45 PM 2 pgs
Fees: $13.00 Taxes: $1,272.43

20200428-0044235

G-VRES-20-702

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/7/2021
(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)
Amy Catherine Duke	SAME AS NEW OWNER	
(NAME)	(NAME)	**095-02-0C-049.00-CO**
702 Mill Creek Meadow Drive		
(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 LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY CATHERINE DUKE, AN UNMARRIED WOMAN,** 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 49, Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements, as shown in the 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, 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 a part of the same property conveyed to Riverwalk at Mill Creek Homes, LLC, a Tennessee limited liability company by Quitclaim deed from Riverwalk Land Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20180306-0021210, Register's Office for Davidson County, Tennessee, dated March 06, 2018 and recorded on March 06, 2018, as corrected by Scrivener's Affidavit of record in Instrument No. 20180307-0021681. Being a part of the same property conveyed to Riverwalk Land Nashville, LLC, a Tennessee limited liability company by Quitclaim deed from Constance M. Wesnofske, as Trustee of the 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. Being a part of the same property conveyed to Constance M. Wesnofske, as Trustee of the Brett Alan Wesnofske Riverwalk Land Trust by Quitclaim deed 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. Being a part of the same property conveyed to Brett Alan Wesnofske by Warranty deed from Thomas W. Beasley by and through his court appointed Conservator Jan B. Todd of record in Instrument No. 20101213-0099160 Register's Office for Davidson County, Tennessee, dated December 10, 2010 and recorded on December 13, 2010.

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 for Riverwalk at Mill Creek Homes, of record in Instrument No. 20180307-0021557, as amended in 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

This is **improved** property known as: **702 Mill Creek Meadow Drive, 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 24th DAY OF APRIL, 2020.

Riverwalk at Mill Creek Homes, LLC

BY: Megan Paulus

Megan Paulus
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN PAULUS, 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 AUTHORIZED AGENT of RIVERWALK AT MILL CREEK HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of April, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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