WARRANTY DEED

Karen Johnson Davidson County
Batch# 393434 DEEDWARR
04/29/2020 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20200429-0044848

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 6, 2020

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 27TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-6-20

(AFFIX SEAL)

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
Charles Gayle	Regions Bank	126160A37400CO
(NAME)	(NAME)	
7141 Riverfront Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35244	
(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, I/we **Christopher LeBeau and Amanda LeBeau,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Charles Gayle, unmarried man and Kayla Houser, unmarried woman,** hereinafter called the GRANTEE(S), his/her/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. 460 on the Plan of Riverwalk, Phase 3A, of record in Instrument No. 20041020-0126317, 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 Amanda Lebeau and Christopher Lebeau, wife and husband by Warranty Deed dated 12/29/2016 from Emmanuel Marcella and Kathy Marcella, husband and wife of record in Instrument 201701050001127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat at Instrument 200410200126317, (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200111050121083, as amended of record in Instrument 200204240050565, as amended of record in Instrument 200404300049313, as amended of record in Instrument 200405060051985, as amended of record in Instrument 200603200031638, as amended of record in Instrument 200611030136691, as amended of record in Instrument 200612140154502, (3) Easement of record in Book 513, Page 396, (4) Easement of record in Book 751, Page 375, (5) Easement of record in Book 787, Page 7, (6) Declaration of Taking Easement of record in Book 4205, Page 194, (7) Easement of record in Book 4226, Page 715, (8) Easement of record in Book 4257, Page 647, (9) Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 315, (10) Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 318, (11) Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 324, (12) Declaration of Road and Utility Access Easements of record in Instrument 200107060072536, (13) Stormwater Detention Agreement Easement of record in Instrument 200109190101279 and in Instrument 200211190143687, (14) Agreement for Dedication of Public Utilities Easement of record in Instrument 200211250145984, (15) Agreement for Dedication of Public Utilities Easement of record in Instrument 200408120097619, (16) Stormwater Detention Agreement Easement of record in Instrument 200408260103240,

and (17) Landscape Agreement of record in Instrument 200109190101280, Register's Office for Davidson County, Tennessee.

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 ☒ 7141 Riverfront Drive, Nashville, TN 37221

(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 27th day of April, 2020.

Christopher LeBeau

Amanda LeBeau

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher LeBeau and Amanda LeBeau, 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 27th day of April, 2020.

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public:
My Commission Expires: February 20, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, HILLARY SMITH , 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.

Settlement Agent:
McMichael & Gray, PC

BY: _____
Hillary Smith

State of Tennessee

County of Davidson

Personally appeared before me, Cody R. Galaher, a notary public for this county and state, Hillary Smith 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: 9-7-2021
(Notary Seal)

CODY R. GALAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021