WARRANTY DEED

BRENDA C. BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

G-TAG-20-3460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(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)
Yvonne Marie Bozarth and Gary Bozarth	**Same as New Owner**	
(NAME) **3460 Harborwood Circle**	Karen Johnson Davidson County **DEEDWARR** Batch# 400298 2 pgs 05/14/2020 02:36:12 PM Fees: $13.00 Taxes: $1,128.50 20200514-0050258	**108-12-0B-042.00-CO**
(ADDRESS) **Nashville, TN 37214**		
(CITY) (STATE) (ZIP)	(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, **RHONDA MERKH SMITH AND HUSBAND, GREGORY JAMES SMITH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YVONNE MARIE BOZARTH AND HUSBAND, GARY BOZARTH,** 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. 174 on the Plan of Harborview, Phase 1-A, Section Two of record in Plat Book 6900, Page 756, 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 Rhonda Merkh Smith and husband, Gregory James Smith by Quitclaim deed from Rhonda Merkh Smith f/k/a Rhonda H. Smith, married of record in Instrument No. 20171012-0104791 Register's Office for Davidson County, Tennessee, dated October 10, 2017 and recorded on October 12, 2017.
Being the same property conveyed to Rhonda H. Smith by Quitclaim deed from Jonathan M. Merkh of record in Instrument No. 20030318-0035790 Register's Office for Davidson County, Tennessee, dated February 24, 2003 and recorded on March 18, 2003. Being the same property conveyed to Jonathan M. Merkh and wife, Rhonda H. Merkh by Warranty deed from Beth Ann Smith and husband, Arlos Darrell Smith of record in Book 10494, page 734, Register's Office for Davidson County, Tennessee, dated June 13, 1997 and recorded on June 17, 1997.

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 in Plat Book 6900, Page (s) 756 through 758, inclusive, as amended in Book 9096, Page 764, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7471, Page 26, as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, as re-recorded in Book 7647, Page 648, and further amended in Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786, Register's Office for Davidson County, Tennessee.
- By-Laws of Harborview at Cheswicke Homeowners Association of record in Book 7471, Page 62, in the Register's Office for Davidson County, Tennessee.
- Charter of Harborview at Cheswicke Homeowners Association of record in Book 7522, Page 339, as amended in Book 8263, Page 554, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to Harborview of Cheswicke Homeowners Association of record in Book 8297, Page 376 and Book 9108, page 73, in the Register's Office for Davidson County, Tennessee.
- Harborview at Cheswicke Association, Inc., Rules and Regulations of record in Instrument Number 20160523-0050983, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5856, Page 80, Book 5856, page 84, Book 6147, page 886, and Book 6147, page 893, in the Register's Office for Davidson County, Tennessee.
- Unrecorded Easement for Sanitary Sewer, dated June 19, 1980 and referred to in deed, of record in Book 5658, page 984, Registers Office for Davidson County, Tennessee.

- Storm Water Detention Agreement of record in Book 7390, Page 270, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8068, Page 723, 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: **3460 Harborwood Circle, 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 11th DAY OF MAY, 2020.

Rhonda Merkh Smith

Gregory James Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RHONDA MERKH SMITH, 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 11th of May, 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, GREGORY JAMES SMITH, 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 11th of May, 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