THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28495

Karen Johnson Davidson County
Batch# 416253 DEEDWARR
06/16/2020 01:52:16 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200616-0062217

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Drees and Laura Drees	New Owner	MAP 141-06-0C-
3921 Bridgeview Lane		PARCEL 053.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John M. Weldon and wife, Rosemary Weldon, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Drees and Laura Drees, husband and wife**

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. 9 on the Plan of Final Plat of Riverbridge Community, Phase 1B, a Planned Unit Development of record in Plat at Instrument No. 20030709-0094605, 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 John M. Weldon and wife, Rosemary Weldon by Quitclaim deed from John M. Weldon and wife, Rosemary Weldon aka Rose Mary Weldon of record in Instrument No. 20111102-0085121 Register's Office for Davidson County, Tennessee, dated October 28, 2011 and recorded on November 02, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat at Instrument No. 20030709-0094605; (3). Boundary Plat of record in Instrument Number 20020709-0082561; (4) Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, amended in Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893; (5) By-Laws of record in Instrument Number 20030218-0020999; (6) Charter of record in Instrument Number 20030218-0020998; (7)Stormwater detention easement of record in Instrument Number 20021217-0155374; (8) Utility easement of record in Book 9443, Page 947; (9) Easement of record in Book 1298, Page 244; (10) Agreement for dedication of public utilities easement of record in Book 7601, Page 415; (11) Open Spaces of record in Instrument Number 20030806-0111892; (12)Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778; (13) Subject to rights of others in and to the common areas and/or elements; (14) All visible easements; (15) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3921 Bridgeview Lane, Nashville, TN 37221.**

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 the 9th day of June, 2020.

John M. Weldon

Rosemary Weldon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Weldon** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rosemary Weldon** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE