WARRANTY DEED

Karen Johnson Davidson County
Batch# 423548 DEEDWARR
06/23/2020 10:17:30 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20200623-0067429

O-VRES-20-3413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ___ (AFFIX SEAL)

MELODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE EXP. 07-06-2022 DAVIDSON COUNTY

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)
Savino Lopez Lopez	SAME	
(NAME)	(NAME)	050-10-0C-320.00-CO
3413 Rainwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **AMANDA L. CARLILE, UNMARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAVINO LOPEZ LOPEZ**, 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. 50 on the Plan of Chesapeake Homes, Section Six, Phase Two of record in Plat at Instrument No. 20020626-0077004, 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 Larry D. Carlile, a married man and wife, Amanda L. Carlile, a married woman by Warranty deed from Emerald Creek Properties, a General partnership of record in Instrument No. 20140903-0080593 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 03, 2014. **Larry D. Carlile having since died on December 5, 2019, leaving Amanda L. Carlile as surviving tenant by entirety.**

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20020626-0077004, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011025-0117084, as amended in Instrument No. 20030611-0080742 and re-recorded in Instrument No. 20030625-0087223, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Affordability Restriction Agreement and Right of First Refusal of record in Instrument Number 20051129-0143381, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20010628-0068560 and in Instrument No. 20010801-0081581, in the Register's Office for Davidson County, Tennessee.
- Notice of Acceptance of Public Infrastructure (Sanitary Sewer Infrastructure) of record in Instrument Number 20120320-0023476, in the Register's Office for Davidson County, Tennessee.
- Notice of Acceptance of Public Infrastructure of record in Instrument Number 20170620-0061724, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3413 Rainwood Drive, Nashville, Tennessee 37207.**

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 19 DAY OF JUNE, 2020.

Amanda L. Carlile by Taylor Renfrow, AIF
Amanda L. Carlile by her attorney in fact, Taylor Renfrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR RENFROW, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMANDA L. CARLILE, and who acknowledged he/she/they executed the same as the free act and deed of the said AMANDA L. CARLILE.

Witness my hand and official seal, this the 19th of June, 2020.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

