THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627539** Karen Johnson Davidson County Batch# 429793 DEEDWARR 07/01/2020 01:30:40 PM 2 pgs Fees: $13.00 Taxes: $745.55 20200701-0071388	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $201,500.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2020. Notary Public My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Ian D. Webb 2309 Harts Landmark Drive Franklin, TN 37069	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 052 13 0A 032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristy Gathings now known as Kristy Davidson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ian D. Webb, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 32 of River Glen, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571 and First Amendment recorded in Instrument No. 20040915-0111299 and as shown and described on the Plan of Phase One of River Glen Planned Unit Development, as shown on plat of record in Plat Book 6900, page 650 & 651 and amended in Book 6900, page 671, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kristy Gathings, a Single Woman, by Warranty Deed from Shirley J. Agee, a Single Woman, of record in Instrument No. 20061204-0149004, in the Register's Office of Davidson County, Tennessee, dated December 01, 2006 and recorded on December 04, 2006.

Kristy Gathings having since married and is now known as Kristy Davidson. Casey D. Davidson joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

The execution of this instrument is affected by the signature of Kristy Davidson as Attorney-in-Fact for Casey D. Davidson, which Power of Attorney is recorded in Book ____, Page _____, Register's Office for Davidson County, Tennessee. 20200701. 0071387

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE RIVER GLEN, as recorded in Plat Book 6900, Page 650; Book 6900, Page 651 and Amended in Plat Book 6900, Page 671.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7566, Page 571, and First amendment recorded in Instrument No. 20040915-0111299 and Resolution recorded in Instrument No. 20040915-0111301.

Easement for Electric Power Transmission, recorded in Book 3961, Page 681.

Easement for Flowage, recorded in Book 2200, Page 119.

Easement recorded in Book 186, Page 559.

This is improved property located at 2740 Penn Meade Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2020.

Kristy Davidson
Kristy Davidson

Casey D. Davidson by Kristy Davidson as attorney-in-fact
Casey D. Davidson, by Kristy Davidson as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristy Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Casey D. Davidson and that she is authorized by Casey D. Davidson to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of June, 2020.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

