WARRANTY DEED

Karen Johnson Davidson County
Batch# 447765 DEEDWARR
07/31/2020 12:25:39 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20200731-0084714

W-RM-20-7553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 04/13/24
(AFFIX SEAL)

KARLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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)
Justin C. Mercier and Chelsealyne Mercier	NEW OWNERS	
(NAME)	(NAME)	
7553 Watervale Dr		**126-16-0A-577.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **DANIEL P. MARKEY, UNMARRIED AND AMY LOUISE DENKLER ROEHL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN C. MERCIER AND CHELSEALYNE MERCIER,*** 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:

* husband and wife

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Final Plat of Riverwalk, Phase 4-B of record in Plat at Instrument No. 20060907-0110507, 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 Daniel P. Markey and Amy Louise Denkler Roehl, as joint tenants with right of survivorship by Quitclaim Deed from Daniel P. Markey of record in Instrument No. 20170811-0082317 Register's Office for Davidson County, Tennessee, dated June 22, 2017 and recorded on August 11, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee.
- Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, amended in Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
- Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20020424-0050564, Instrument No. 20040827-0103644, and Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.
- Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for Davidson County, Tennessee.
- Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for Davidson County, Tennessee.
- Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for Davidson County, Tennessee.
- Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315; 318 and 324, Register's Office for Davidson County, Tennessee.
- Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; Instrument No.

20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619 and Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
• Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
• Easement for Nashville, Chattanooga and St. Louis Railway in Book 513, page 396, 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: **7553 Watervale Dr, Nashville, Tennessee 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 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 29th DAY OF JULY, 2020.

Daniel P. Markey

Amy Louise Denkler Roehl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL P. MARKEY, 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 29th of July, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY LOUISE DENKLER ROEHL, 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 29th of July, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

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