Karen Johnson Davidson County
Batch# 467946 DEEDWARR
09/01/2020 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.92
20200901-0099109

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0669

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob Works and Dawn Angelique Howington, husband and wife	The Farmers Bank	Map: 126160A23400CO
(NAME) 7065 Bridgeport Drive	(NAME) White House 31W, P.O. Box 10, 120 Village Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Portland, TN 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS ($340,250.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVE FREEMAN AND WIFE, MICHELLE PRATER FREEMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JACOB WORKS AND DAWN ANGELIQUE HOWINGTON, 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:

BEING Lot Number 413, on the Plan of Final Plat Riverwalk, Phase 2A, Section 1, of record in Plat Instrument No. 20031014-0151989, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steve Freeman, by deed from Corinthian Custom Homes, Inc., of record in Instrument No. 20041013-0123583, dated October 12, 2004, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20031014-0151989, said Register's Office; (3) Easement to Harpeth Valley Utility District of record in Instrument 20021125-0145984, Register's Office for said County; (4) Storm Water Detention Agreement of record in Instrument 20010919-0101279; Instrument 20040826-0103240; and Instrument 20040318-0030734, Register's Office for said County; (5) Charter for Homeowner's Association of record in Instrument 20020425-0051371, said Register's Office; (6) Quitclaim Deed to HOA of record in Instrument 20020424-0050564; Instrument 20071220-0145869; and Instrument 20040827-0103644, Register's Office for said County; (7) PUD Boundary Plat of record in Instrument 20011024-0115969, Register's Office for said County; (8) Easements and Rights to Nashville, Chattanooga and St. Louis Railway of record in Book 513, Page 396, Register's Office for said County; (9) Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County; (10) Right of Way to TVA of record in Book 4205, Page 715 and Book 4230, Page 987, Register's Office for said County; (11) Transmission Line Easement to TVA of record in Book 4257, Page 647, Register's Office for said County; (12) Easement to Harpeth Valley Utilities of record in Book 7526, Page 315; Book 7526, Page 318; and Book 7526, Page 324, Register's Office for said County; (13) Subject to flow and riparian rights for Harpeth River; (14) Landscape Easement of record in Instrument 20010919-0101280 and Instrument 20061103-0136691, Register's Office for said County; (15) Road and Utility Access Easement of record in

Instrument 20010706-0072536, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20011105-0121083 and amended in Instrument 20020424-0050565; Instrument 20040430-0049313; Instrument 20040506-0051985; Instrument 20050308-0025001; Instrument 20060320-0031638; Instrument 20061103-0136691; Instrument 20061214-0154502; and Instrument 20011105-0121083, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7065 Bridgeport Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st day of August, 2020.

Steve Freeman

Michelle P. Freeman
Michelle Prater Freeman

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 Steve Freeman and Michelle Prater Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 31st day of August, 2020.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY