# WARRANTY DEED

Karen Johnson Davidson County
Batch# 471927 DEEDWARR
09/09/2020 08:16:30 AM 2 pgs
Fees: $13.00 Taxes: $1,161.80
20200909-0102345

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $314,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF SEPTEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 8-19-2024

**THIS INSTRUMENT PREPARED BY, RETURN TO:**
Jim R. Vanderpool, PC, 256 Seaboard Lane, C-104, Franklin, TN 37067
file # 20-1976LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Rebecca Dance Harris | New Owner | |
| 7355 Rolling Rivers Parkway | 8739 Haselton Rd | 141 15 0A 051.00 |
| Nashville, TN 37221 | Nashville TN 37221 | |

FOR AND IN 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 AUSTIN BRECKENRIDGE AND RAEGAN HARBIN**

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

**REBECCA DANCE HARRIS**

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:

Tract I

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Section I, Rolling River Estates of record in Plat Book 4860, Page 27, Register's Office for said county, to which reference is made for a more complete description.

Tract II

Land situated in Davidson County and being that portion of the Western one-half of a fifty (50) foot dedicated and unnamed road on the Western boundary of Lot 2 on the plan of Rolling River Estates, Section I, of record in Book 4860, Page 27 in the Register's Office of said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Austin Breckenridge and Raegan Elizabeth Harbin, as Tenants in Common with the Right of Survivorship, by Warranty Deed from Bettina Moria Still, Trustee of the Bettina Moria Still Living Trust, as amended and Restated UAD August 07, 2014, of record in Instrument No. 20180813-0079527, in the Register's Office of Davidson County, Tennessee, dated August 10, 2018, and recorded on August 13, 2018.

Being the same property conveyed to The Living Trust of Bettina Moria Still, by Quitclaim Deed from Bettina Moria Still, of record in Instrument No. 20120507-0039220, in the Register's Office of Davidson County, Tennessee, dated April 30, 2012, and recorded on May 07, 2012.

Being the same property conveyed to Bettina Moria Still, Unmarried, by Warranty Deed from Rebecca Dance Harris and husband Robert Tandy Harris, of record in Book 10862, Page 418, in the Register's Office of Davidson County, Tennessee, dated March 27, 1998, and recorded on March 31, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section I, Rolling River Estates, as recorded in Plat Book 4860, Page(s) 27.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 4892, Page 689.

5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4788, Page 950, as amended in Book 4871, Page 640.

6. Order Re Permanent Gas Easement, recorded in Book 8489, Page 667 (as to Tract II).

This is improved property known as 7355 Rolling Rivers Parkway, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 8th day of September, 2020.

John Austin Breckenridge

Raegan Harbin

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, JOHN AUSTIN BRECKENRIDGE AND RAEGAN HARBIN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of September, 2020.

Notary Public

My Commission Expires: JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

**Certificate of Authenticity**

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY