WARRANTY DEED

Karen Johnson Davidson County
Batch# 490833 DEEDWARR
10/07/2020 09:46:39 AM 2 pgs
Fees: $13.00 Taxes: $860.25

20201007-0116163

P-CL-20-3421

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
Robert T. Matson	**Fifth Third Bank, National Association**	
(NAME)	(NAME)	**141-06-0D-162.00-CO**
3421 Harpeth Springs Drive	**5001 Kingsley Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Cincinnati, OH 45227**	
(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, **SARAH M. ROBINSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT T. MATSON, A SINGLE MAN,** 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 Unit No. 162, of Riverbridge Community, as shown on the Plan of Horizontal Property Regime Private Element Plat, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, 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 Sarah M. Robinson, a single woman, by Warranty deed from Marilyn E. Reilly and Robert C. Reilly, wife and husband, of record in Instrument No. 20160620-0062161 Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on June 20, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
- Boundary Plan of record in Instrument No. 20020709-0082561, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016032, amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, Instrument No. 20090317-0023975 and Instrument No. 201003320-0023630, Register's Office for Davidson County, Tennessee.
- By-Laws of Riverbridge Community of record in Instrument No. 20030218-00202999, in the Register's Office for Davidson County, Tennessee.
- Charter of Riverbridge Community Homeowners Association of record in Instrument No. 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common areas to Riverbridge Community Homeowner's Association of record in Instrument No. 20030303-0027395, as amended in Instrument No. 20030806-0111892, Instrument No. 20090317-0023974 and Instrument No. 20100330-0023631, in the Register's Office for Davidson County, Tennessee.
- By-Laws of The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020987, in the Register's Office for Davidson County, Tennessee.
- Charter for The Townhomes of Riverbridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020986, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, in the Register's Office for Davidson County, Tennessee.
- Easements to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20021217-0155374, in the Register's Office for Davidson County, Tennessee.
- Easements to Harpeth Valley Utility District of record in Book 7601, Page 415, in the Register's Office for

Davidson County, Tennessee.
- Easement of record in Instrument No. 20020912-0110994, in the Register's Office for Davidson County, Tennessee.
- Easements to Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20030303-0027398, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3421 Harpeth Springs Drive, 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 2 DAY OF OCTOBER, 2020.

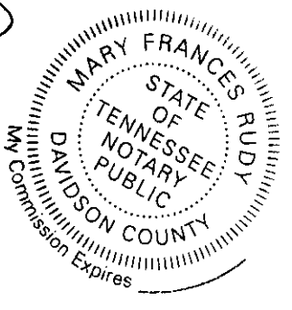
Sarah M. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH M. ROBINSON, 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 2nd of October, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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