Karen Johnson Davidson County
Batch# 524013 DEEDWARR
12/03/2020 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20201203-0140475

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2020.

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 5/20/2024
File No. G20-10834

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nathan Fite and Kylie Fite (NAME)	CrossCountry Mortgage, LLC (NAME)	052-13-0B-317.00-C
2607 River Meade Way (STREET ADDRESS)	6850 Miller Road (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Brecksville, OH 44141 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Amanda Taylor, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Fite and Kylie Fite, 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 2 on the Plan of River Glen, Phase 7, of record in Instrument 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and ByLaws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 7 is submitted by Declaration of Submission of record as Instrument 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda Taylor, unmarried by Deed dated June 24, 2005, recorded July 8, 2005, in Instrument Number 20050708-0079412, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20040212-0016958, Register's Office for Davidson County, Tennessee.
2. Master Deed/ByLaws of record in Book 7566, Page 571; Instrument 20040713-0083147; and Instrument 20040915-0111299, Register's Office for said County.
3. Boundary Survey Plat of record in Book 6900, Page 650 and 651 and Book 6900, Page 671, Register's Office for said County.
4. Stormwater Detention Agreement of record in Instrument 20010816-0088874, Register's Office for said County.
5. Common Area conveyed to Homeowners Association of record in Instrument 20040713-0083148, Register's Office for said County.

6. Easement Agreement of record in Book 7296, Page 484, Register's Office for said County.
7. Charter for Homeowners Association of record in Book 8069, Page 158, Register's Office for said County.
8. Easement for Water and Sewer of record in Book 7061, Page 196, Register's Office for said County.
9. Easement for Sanitary Sewers/Drainage of record in Book 11030, Page 731, Register's Office for said County.
10. Easement for Transmission Lines of record in Book 3961, Page 681, Register's Office for said County.
11. Affidavit of record in Instrument 20190503-0041301, Register's Office for said County.
12. Restrictions as recorded in Book 7566, Page 571, Register's Office for Davidson County, Tennessee.
13. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2607 River Meade Way, Nashville, TN 37214.

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. Whenever 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 23rd day of November, 2020.

Amanda Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of November, 2020, before me personally appeared Amanda Taylor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 23rd day of November, 2020.

JODI SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY