THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131690**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $402,500.00. Affiant Subscribed and sworn to before me, this 10th day of December, 2020. Notary Public My Commission Expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 533259 DEEDWARR
12/14/2020 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,489.25
20201214-0147271

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan D. McBride and Janine McBride 4949 Riverbank Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 085 04 0A 460.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Lazarus and Felicia Lazarus, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan D. McBride and Janine McBride, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 460, on the Plan of The Reserve at Stone Hall (Formerly Eversong at Ravenwood), Phase 2, Section 2, as shown on Plat of record in Instrument No. 20190211-0012587, in the Register's Office, Davidson County, State of Tennessee, to which Plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Stephen Lazarus and Felicia Lazarus, husband and wife, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation, of record in Instrument No. 20191126-0121872, in the Register's Office of Davidson County, Tennessee, dated November 22, 2019 and recorded on November 26, 2019.

The execution of this instrument is effected by the signature of Felicia Lazarus as Attorney-in-fact for Stephen Lazarus, which Power of Attorney is recorded in Instrument Number 202012140147270, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Reserve at Stone Hall (Formerly Eversong at Ravenwood), Phase 2, Section 2, as recorded in Plat Instrument No. 20190211-0012587.

Easement for Flowage, recorded in Book 2244, Page 399.

Easement for Water Line, recorded in Book 4212, Page 147.

Easement for Ingress and Egress, recorded in Book 7292, Page 968.

Easement for Conservation Greenway, recorded in Instrument No. 20011024-0116287.

Easement for Water Mains and Appurtenances, recorded in Instrument No. 20030328-0040734.

Easement for Right of Way, recorded in Instrument No. 20090421-0036252.
Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20100720-0056497 and Instrument No. 20100720-0056521.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems is recorded in Instrument No. 20170419-0038221.

This is improved property located at 4949 Riverbank Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of December, 2020.

Stephen Lazarus by Felicia Lazarus, attorney-in-fact
Stephen Lazarus by Felicia Lazarus, attorney-in-fact

Felicia Lazarus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Felicia Lazarus, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Felicia Lazarus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Stephen Lazarus and that she is authorized by Stephen Lazarus to execute this instrument on their behalf.

WITNESS my hand, at office, this 10th day of December, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021