WARRANTY DEED

Karen Johnson Davidson County
Batch# 534571 DEEDWARR
12/15/2020 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20201215-0147683

G-FR-20-3116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: October (AFFIX SEAL)

JILLIAN BUCHANAN SUMMER NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

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)
Heather Marie Brevard and Nathan Thomas Bachmann	Per owner	
(NAME)	(NAME)	**062-02-0A-337.00-CO**
3116 Barksdale Harbor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **MOLLY ANN MORAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER MARIE BREVARD, UNMARRIED, AND NATHAN THOMAS BACHMANN, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 Lot No. 309 on the Plan of Final Plat of River Trace Estates Phase 2, Section 6 of record in Plat at Instrument No. 20010605-0058138, in the 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 Molly Moran, unmarried and Gerard Moran and wife, Jacquelyn Moran by Warranty deed from Ashley R. Reynolds and Robert C. Reynolds and B. K. Reynolds, husband and wife of record in Instrument No. 20120802-0068229 Register's Office for Davidson County, Tennessee, dated July 31, 2012 and recorded on August 02, 2012.
Being the same property conveyed to Molly Ann Moran, unmarried by Quitclaim deed from Molly Moran, unmarried and Gerard Moran and wife, Jacquelyn Moran of record in Instrument No. 20150820-0084224 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 20, 2015.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20010605-0058138, 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 Book 6851, Page 370, as amended in Book 6982, Page 747 and Instrument No. 20011126-0128569, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6851, Page 390, in the Register's Office for Davidson County, Tennessee.
- Charter for River Trace Estates HOA of record in Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Plat Book 6250, Page 995, in the Register's Office for Davidson County, Tennessee.
- TVA Line easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Flowage easement of record in Book 2022, Page 83, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 3959, Page 595, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 7030, Page 798, in the Register's Office for Davidson County, Tennessee.
- Slope easement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee.

- Easement for sewer facilities of record in Book 7097, Page 135, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer line easement of record in Book 7097, Page 140 and Book 7593, Page 523, in the Register's Office for Davidson County, Tennessee.
- Water main easement of record in Book 7097, Page 149 and Book 7593, Page 565, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3116 Barksdale Harbor Drive, Nashville, Tennessee 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 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 8th DAY OF DECEMBER, 2020.

Molly Ann Moran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY ANN MORAN, 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 8th of December, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Personally appeared before me, VALERIE M. WEBB, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie M. Webb

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

My Commission Expires: 5/25/22