WARRANTY DEED

Karen Johnson Davidson County
Batch# 539259 **DEEDWARR**
12/21/2020 11:00:04 AM 2 pgs
Fees: $13.00 Taxes: $849.15

20201221-0150976

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Alexandra Kay Dickinson	New Owner	141-06-0d-170.00
(NAME)	(NAME)	
3437 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Doris M. Hopper,** an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexandra Kay Dickinson, unmarried,** 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:

LAND in Davidson County, Tennessee, being Unit No. 170 on the plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Doris M. Hopper, an unmarried woman, by Warranty Deed from Beazer Homes Corp., dated February 18, 2005, of record in Instrument No. 20050225-0020853, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3437 Harpeth Springs Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Instrument No. 20030213-0019999; restrictions of record in Instrument No. 20030205-0016031; Instrument No. 20030205-0016044; Instrument No. 20030303-0027396; Instrument No. 20030806-0111893 and Instrument No. 20050520-0056889; By-Laws of record in Instrument No. 20030218-0020987 and Instrument No. 20030218-0020999; Articles of Incorporation/ Charter of record in Instrument No. 20030218-0020986 and Instrument No. 20030218-0020998; easement for railroad of record in Book 1298, page 244 and Instrument No. 20081208-0118318; easement for public utilities of record in Book 7601, page 415; easement for right of way dedication of record in Instrument No. 20081208-0118318; easement for broadband of record in Instrument No. 20121114-0104692; easement for telecommunications of record in Instrument No. 20140114-0003778; Stormwater Detention Agreement of record in Instrument No. 20021217-0155374 and Instrument No. 20031106-0163291; common area/ open space to Homeowners Association of record in Instrument No. 20030303-0027395; Instrument No. 20030303-0027398; Instrument No. 20030806-0111892 and Instrument No. 20090317-0023974; all of record in the Register's Office for Davidson County, Tennessee.

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. 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 hand this 15th day of December, 2020.

Doris M. Hopper

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Doris M. Hopper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of December, 2020.

Notary Public
My Commission Expires: _____

File No.: 33319

