SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 603265 DEEDWARRSP
03/31/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,107.63
20210331-0042096

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $839,900.00.

Pamela Paul
Affiant

Subscribed and sworn to me on 03/26/21

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicholas Paul Pamela Paul 107 Wentworth Ave Nashville, TN 37215	NEW OWNER	116-160B-004.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald F. Rochford and wife, Caroline B. Rochford, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Nicholas Paul and Pamela Paul, husband and wife, hereinafter called "**GRANTEES**," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of the Second Revision of The Iroquois of Nashville, of record in Plat Book 6900, Pages 61 & 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald F. Rochford and wife, Caroline B. Rochford by Deed from Rochford Realty and Construction Co., Inc., recorded on the 15th day of May, 1991 in Deed Book 8351, Page 837, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County and subsequent taxes are assumed by the Grantee;
2. Liability as to taxes resulting from supplemental, revised, or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.;
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revision of the Iroquois of Nashville, as recorded in Plat Book 6900, Page(s) 61 and 62, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);
4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6657, Page 683, Book 6684, Page 243, Book 6820, Page 732, Book 7042, Page 123, Book 7523, Page 828, and Instrument No. 20190214-0013903, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);
5. Charter of Homeowners Association recorded in Book 7661, Page 875 and Book 8209, Page 304;
6. Easement for Sewer, recorded in Book 3432, Page 467, Book 4159, Page 136, Book 4197, Page 385, Book 4154, Page 230 and Book 4154, Page 212;
7. Easement for Ingress/Egress, recorded in Book 2028, Page 234;
8. Easement for Storm Water Detention, recorded in Book 6400, Page 650;

9. Conveyance for Water/Sewerage Services recorded in Book 7154, Page 332 and Book 7154, Page 407;
10. Conveyance to Homeowners Association for reserved Parcel and Right of Way recorded in Book 8853, Page 662; and
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

This property is also known as improved property located at 107 Wentworth Ave, Nashville, Tennessee 37215.

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 successors and assigns, forever, and GRANTORS do hereby covenant with the said GRANTEES that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hands this 03/26/21.

Donald F. Rochford

Caroline B. Rochford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/26/21, before me personally appeared Donald F. Rochford and Caroline B. Rochford, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 03/26/21.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY