(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 618155 DEEDWARR
04/19/2021 12:38:20 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00

20210419-0052009

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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 NUMBERS
Renato R. Antun	loanDepot.com, LLC	141-00-0-101.00
(NAME)	(NAME)	
7744 River Bend Way	26642 Towne Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Foothill Ranch, CA 92610	
(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, **Marion T. Lopez unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Renato R. Antun and Ana Estefania Antun, 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 7744 River Bend Way, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Easements of record in Book 9307, page 384; Book 9307, page 387; Book 9307, page 390; Book 9898, page 781 and Book 10483, page 317; Easements to TVA for right of way and transmission lines of record in Book 4581, page 312 and Book 4277, page 568; Easement for ingress and egress utility easement of record in Instrument No. 20010626-0067509; Ingress and egress easement of record in Book 7257, page 154; Easement agreements of record in Book 7334, page 777; Book 7334, page 785; Book 7334, page 793 and Instrument No. 20000516-0049359; Sanitary Sewer Easement of record in Book 4817, page 780; All matters according to a survey dated 3/26/92 and revised 3/22/94 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road. Franklin, Tennessee 37064; Right of way of River Bend Way; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 15th day of April, 2021.

Marion T. Lopez

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Marion T. Lopez, 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 April, 2021.

Notary Public
My Commission Expires: _____

File No.: 34106

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee shown on property Map 141, Tax Assessor's Office, bounded in general by Morton Mill Road and W. J. Newsom on the east, a 5 acre Lenee M. Greer tract on the south, a 27 acre Patricia N. McPherson tract on the west, and a 5 acre William Joseph McPherson tract on the north, and lying off the northeast side of the terminus of River Bend Way, more particularly described as follows:

Commencing at an existing concrete monument in W. J. Newsom's south line (ref. Will Book 58, page 317, Davidson County Clerk's Office), said monument being located at the northwest terminus of River Bend Road, said monument being the northeast corner of Lot 40 at River Bend Subdivision (ref. Book 6900, pages 504 and 505, said Register's Office); thence leaving the road and with the common line between Newsom and Lot 40 of said subdivision, North 86 deg. 14' 08" West 200.04 feet to an iron pin, said pin being the southeast corner of a 5 acre Lenee M. Greer tract; thence leaving the subdivision and with the common line between Newsom and said 5 acre tract, North 24 deg. 43' 59" West 233.01 feet to an existing iron stake, and North 01 deg. 22' 29" West 172.15 feet to an iron pin set, said pin being the true point of beginning for the herein described tract;

Thence, leaving this true point of beginning and with new lines, crossing a drain, South 88 deg. 34' 29" West 581.21 feet to an iron pin set near a fence; thence running generally with the fence for the next 2 calls: North 04 deg. 53' 21" East 171.56 feet to an iron pin set, and North 04 deg. 20' 30" East 271.95 feet to an iron pin set; thence leaving the fence, North 80 deg. 47' 05" East 519.23 feet to an iron pin set on the west side of Morton Mill Road in Newsom's west line; thence with Newsom's west line and the west side of said road, South 09 deg. 12' 55" East 154.11 feet to an existing iron stake; thence leaving the road and re-crossing the aforementioned drain, South 01 deg. 22' 29" East 350.79 feet to the true point of beginning, containing 6.06 acres, more or less, and being part of deed Book 8607, page 604, said Register's Office, according to a survey dated 3/26/92 and revised 3/22/94 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Included with the above described tract is a 50 foot ingress-egress and utility easement which runs from the terminus of River Bend Way, along the south line of the adjoining 27 acre Patricia N. McPherson property, and along the west line of the adjoining 5 acre Greer Property, to the southwest corner of this 6.06 acre tract, which easement is more particularly described as follows:

Beginning at an existing concrete monument in the south line of a 27 acre Patricia N. McPherson tract, said monument being located at the northwest terminus of River Bend Way, said monument being the northeast corner of Lot 1 of the River Bend Subdivision; thence leaving Lot 1 and the road, North 45 deg. 04' 00" East 66.69 feet to a point; thence South 85 deg. 06' 17" East 562.01 feet to a point in the west line of a 5 acre Lenee K. Greer tract; thence with the west line of said 5 acre tract, eventually running generally with a fence, North 04 deg. 53' 21" East 266.06 feet to an iron pin, the southwest corner of the above described 6.06 acre tract: thence leaving the fence end with the south line of said tract North 88 deg. 34' 29" East 50.31 feet to a point; thence leaving this 6.06 acre tract, South 04 deg. 53' 21" West 321.60 feet to a point in the north line of Lot 56 of the River Bend Subdivision;

Thence with the north line of Lots 56 through 62 of said subdivision for the following 4 calls: North 85 deg. 06' 17" West, passing an iron pin corner of the 5 acre Greer tract at 50.00 feet, in all 338.88 feet to an iron pin; North 65 deg. 08' 24" West 36.64 feet to an iron pin; North 85 deg. 16' 56" West 56.52 feet to an iron pin and North 65 deg. 16' 41" West 157.74 feet to an iron pin at the northeast terminus of River Bend Way; thence crossing the end of River Bend Way North 85 deg. 21' 18" West 65.27 feet to the point of beginning.

Being the same property conveyed to Marion T. Lopez, unmarried, by Warranty Deed from Patricia N. McPherson and husband, Joseph D. McPherson, dated June 25, 2001, of record in Instrument No. 20010626-0067509, Register's Office for Davidson County, Tennessee.