WARRANTY DEED

Karen Johnson Davidson County
Batch# 639040 DEEDWARR
05/18/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,838.90
20210518-0067292

STATE OF TENNESSEE 2021-652
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,000.00.

Vee Kay
(Affiant)

Sworn to and subscribed before me this 14 day of May, 2021.

Lesley Smith
Notary Public

My commission expires: 01/26/25

LESLEY SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Felicia Anne Abramson and Joel Adam Abramson, Sr. (NAME)	**CAPSTAR BANK** (NAME)	**126-16-0A-007.00CO**
6428 Riverplace Drive (ADDRESS)	**2002 Richard Jones Rd, Ste. 300A** (ADDRESS)	
Nashville, TN 37221 (City) (State) (Zip)	**Nashville, TN 37215** (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William F. Hayslett, Sr. and Janice A. Hayslett, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Felicia Anne Abramson and Joel Adam Abramson, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 7 on the Plan of Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1 of record in Instrument Number 20011026-0117231, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all the same property conveyed to William F. Hayslett Sr. and Janice A. Hayslett, husband and wife, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20040324-0033550, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 6428 Riverplace Dr., Nashville, TN 37221.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment and Taxes for the year 2021 and subsequent years, a lien not due and payable, (7) Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20011105-0121083, as amended of record in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20061103-013638, 20061103-0136691, and 20061214-0154502, Registers Office for Davidson County, Tennessee, (8) Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee, (9) Easements and rights-of-way taken by TVA as set forth in the Declaration of Taking of record in Book 4205, page 194, Register's Office for Davidson County, Tennessee, and Judgement of record in Book 4226, page 715, Registers Office for Davidson County, Tennessee, (10) Easements and rights-of-way granted to TVA as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee, (11) Easement granted to HVUD in Agreements for Dedication of Public Utilities Easement of record in Book 7526, pages 315; 318 and 324, Registers Office for Davidson County, Tennessee, (12) Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee, (13) Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Registers Office for Davidson County, Tennessee, (14) Landscape Agreement of record in Instrument No. 20010919-0101280, Registers Office for Davidson County, Tennessee, (15) Title to that portion of the premises embraced within the bounds of the railroad charter right-of-way for CSX Transportation Railroad, (16) Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee, (17) Easements and rights granted to Nashville, Chattanooga and St Louis Railway as set forth in instrument of record in Book 513, page 396, Register's Office for Davidson County, Tennessee, (18) Title to that portion of the land lying below the ordinary low mark of the Harpeth River, (19) Easement for the flow of the waters of the Harpeth River and the rights of the public therein, (20) Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River, (21) Lack of direct access to Interstate I-40, a limited access highway, and (22) Easement by Court Order in Settlement Action of record in Instrument No. 20140114-0003778, as amended in Instrument 20140416-0031703, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of May, 2021.

William F. Hayslett, Sr. (SEAL)

Janice A. Hayslett (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of May, 2021, before me personally appeared William F. Hayslett, Sr. and Janice A. Hayslett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

LESLEY SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand, at office, this 14th day of May, 2021.

Notary Signature

My commission expires: 01/26/25

Certificate of Authenticity

I, Lesley Smith, 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

Personally appeared before me, the undersigned, a notary public for this county and state, SLEY SMITH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

My commission expires: 5/2/22

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