Karen Johnson Davidson County
Batch# 643238 DEEDWARR
05/24/2021 02:22:43 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20210524-0070158

WARRANTY DEED

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2021

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephanie Grumbacher **Joel Simon, John R. Grumbacher**	new owners	**Map 108-12-0-B Parcel 169.00co**
405 Harbor Way		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stacy Waddell and Blake Bancroft, a married couple

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel Simon and John R. Grumbacher and Stephanie Grumbacher, Tenants in Common with Right of Survivorship

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 Lot No. 151 on the Final Plat of The Resubdivision of Lots 150 and 151, Harborview, Phase 1A, Section 6, of record in Plat Book 8250, Page 341, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stacy Waddell and Blake Bancroft, a married couple, by Deed dated May 1, 2019 from Cathy M. Turnmyre, of record in Instrument No. 20190502-0040738, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 8250, Page 341, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5856, Page 80, Book 5856, Page 84, Book 5658, Page 984, and Book 9473, Page 706, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions for Harborview at Cheswicke, of record in Book 7471, Page 26, and as amended in Book 7646, Page 142, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, and made applicable to Phase 1A, Section 6 in Book 9182, Page 786 and By-Laws of Harborview at Cheswicke Homeowners Association, Inc. appended thereto in Book 7471, Page 62, Register's Office for Davidson County, Tennessee. 4) Charter of Harborview at Cheswicke Association of record in Book 7522, Page 339 and amended in Book 8263, Page 554, said Register's Office. 5) Rules and Regulations of Harborview at Cheswicke Association, Inc. in Instrument No. 20160523-0050983, said Register's Office. 6) All matters shown on the Boundary Plat of record in Plat Book 6900, Pages 577-581, said Register's Office. 7) Stormwater Detention Agreement of record in Book 7390, Page 270, said Register's Office. 8) Easement contained in the Deed of record in Book 8068, Page 723, said Register's Office. 9) Deed of Conveyance for sanitary sewers and water mains of record in Book 6147, Page 886 and Book 6147, Page 893, said Register's Office. 10) Conveyance of common area to Harborview at Cheswicke Homeowners Association of record in Instrument No. 20020130-0013468, said Register's Office. 11) Taxes for the current year prorated and assumed by the Grantee.

This is improved (_X___) Unimproved (____) property, known as **405 Harbor Way, Nashville, TN 37214**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-86-UTH-21-405

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 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/our hand(s) this **18th** day of **May, 2021.**

Stacy Waddell

Stacy Waddell

Blake Bancroft

Blake Bancroft

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stacy Waddell and Blake Bancroft,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **May, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24