Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 652581 DEEDWARR
06/09/2021 11:24:58 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50

20210609-0077410

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of June, 2021.

Notary Public

My Commission Expires:

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES MARCH 06, 2024

Address New Owner As Follows:
Jessica Moore
1321 Riverbrook Drive
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Map-Parcel Number:
097-02-0A-303-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELA K. BAUKNECHT AND GARTH C. BAUKNECHT, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JESSICA MOORE, an unmarried woman,**

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 303, as shown on the map entitled the Plan of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Angela K. Bauknecht and Garth C. Bauknecht, wife and husband, by deed from Brandy N. Davis, unmarried, dated May 4, 2015, of record Instrument No. 20150505-0041104, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Easements, Assessments and Restrictions for the Villages of Riverwood contained in instrument of record in Instrument No. 20080408-0035557 and Supplemental Declaration, Covenants and Conditions of record at Instrument No. 20140424-0034614, said Register's Office, as amended at Instrument No. 20170906-0091483, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants for Detached Structures contained in instrument of record in Instrument No. 20120320-0023510, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Instrument No. 20051219-0152202 and Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee.

6. Storm Water Drainage and Detention Agreement of record in Instrument No. 20100108-0001966, Register's Office for Davidson County, Tennessee.

7. Sanitary Sewer Easement of record in Instrument No. 20051219-0152201, Register's Office for Davidson County, Tennessee.

8. Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.

9. Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20090109-0002452, Register's Office for Davidson County, Tennessee.

10. Slope Easement Agreement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, Register's Office for Davidson County, Tennessee.

11. Rights of others in and to the use of the common elements.

This is improved property known as: 1321 Riverbrook Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

{Signature page to follow}

{The remainder of this page is intentionally left blank.}

WITNESS my hand this 8th day of June, 2021.

Angela K. Bauknecht

By: Attorney in Fact
Garth C. Bauknecht, her Attorney-in-Fact,
pursuant to Power of Attorney of record in
Instrument No. _____, RODCT.

Garth C. Bauknecht

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Garth C. Bauknecht, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Angela K. Bauknecht, and who acknowledged that he executed the same as the free act and deed of the said Angela K. Bauknecht.

WITNESS my hand, at office, this 8th day of June, 2021..

Notary Public

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Garth C. Bauknecht, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of June, 2021.

Notary Public

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

My Commission Expires:_____