WARRANTY DEED

Karen Johnson Davidson County
Batch# 655430 DEEDWARR
06/11/2021 12:56:56 PM 2 pgs
Fees: $13.00 Taxes: $1,949.90

20210611-0079111

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

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Stephen S. Patten and Marie D. Kuzemchak,	NEW OWNER	126160A0300CO
(NAME)	(NAME)	
213 Springhaven Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210969

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/we, **David Haywood, Jr. and Jennifer Haywood, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Stephen S. Patten and Marie D. Kuzemchak, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 30 on the Plan of Riverwalk, a PUD Subdivision, Phase 1-A, Section 1 and Phase 1-B, Section 1, as of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to David Haywood, Jr. and Jennifer Haywood, husband and wife by Warranty Deed from Daniel W. Hunnell and Casey R. Wood, husband and wife, dated July 31, 2014 and filed of record in Instrument No. 20140805-0070154, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Instrument No. 20011105-0121083; amended in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also subject to the following:
Right-of-Way Easements appearing of record in Book 4205, page 194; Book 4226, page 715; Book 4257, page 647; Book 7526, pages 315-326 and Instrument No. 20021125-0145984, Register's Office for said County.
Storm Water Detention Agreements appearing of record in Instrument Nos. 20010919-0101279; 20021119-0143687 and 20040876-0103240, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 213 Springhaven Court, Nashville, TN 37221
(House No.) (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/we do covenant with the said GRANTEES that I/we am/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 I/we 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of May, 2021

David Haywood, Jr.

Jennifer Haywood

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Haywood, Jr. and Jennifer Haywood, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of May, 2021.

Notary Public
My Commission Expires: 3/25/25

