WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 687973 **DEEDWARR**
07/30/2021 02:40:12 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20210730-0102982

G-WP-21-6720

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric W. Rechter	**Same as New Owner**	
(NAME)	(NAME)	
6720 Autumnwood Drive		**155-08-0C-098.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT ARCHER AND WIFE, SELMA ARCHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC W. RECHTER, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Commencing in the northerly right of way of Autumnwood Drive at the corner of lots 97 and 98 on the plan of Poplar Creek Estates - phase 2, of record in plat book 6900, pages 339 through 347, Register's Office for Davidson County; thence leaving said right of way, along the line between said lots 97 and 98, North 9 degrees 48 minutes East., 37.4 feet to the point of beginning at the Easterly side of a concrete driveway serving lot 98; thence continuing along the line between lots 97 and 98, North 9 degrees 43 minutes East., 44.8 feet to the Northerly side of said concrete drive-way; thence continuing along said drive South 78 degrees 09 minutes East, 5.2 feet; thence South 12 degrees 11 minutes West, 38.7 feet; thence along a curve to the left, having a radius of 29.4 feet, a distance of 7.1 feet to the point of beginning and containing 175 square feet, more or less.

Being the same property conveyed to Robert Archer and wife, Selma Archer by Warranty deed from Donald W. Johnson and wife, Kay B. Johnson of record in Book 9205, page 117 Register's Office for Davidson County , Tennessee, dated December 17, 1993 and recorded on December 30, 1993.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 339 through 347, inclusive, as amended in Plat Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33 and Book 9472, Page 824, Register's Office for Davidson County, Tennessee.
- Charter of the Homeowner Association for Poplar Creek Estates of record in Book 7120, page 125, Register's Office.
- Quitclaim deed of common area of record in Instrument Number 20000508-0046144, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 7099, Page 299, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6720 Autumnwood Drive, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF JULY, 2021.

Robert Archer POA
Robert Archer by Allison Archer,
Attorney in Fact

Selma Archer POA
Selma Archer by Allison Archer,
Attorney in Fact

STATE OF NC
COUNTY OF DARE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allison Archer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT ARCHER AND SELMA ARCHER as per the Powes sof Attorney of record in Instrument No 20210721-0098072 and 20210721-0098071, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT ARCHER AND SELMA ARCHER.

Witness my hand and official seal, this the ~~4th of August, 2021~~ 27 DAY OF JULY 21.

Notary Public
My Commission Expires: APRIL 10-22
(SEAL)

BRET DOMAN
NOTARY PUBLIC
Dare County
North Carolina
My Commission Expires 04-10-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212