Karen Johnson Davidson County
Batch# 703665 DEEDWARR
08/24/2021 11:11:12 AM 2 pgs
Fees: $13.00 Taxes: $1,672.40
20210824-0114210

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736044

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

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration or value, whichever is greater, for this transfer is: $452,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of August, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jared Fleischer 6861 Bridgewater Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126-16-0A-168.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin Haley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jared Fleischer and Natalie Fleischer, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 139, as shown on the map entitled Riverwalk, Phase 1-A, Section 2 and Phase 1-B, Section 2, of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JUSTIN HALEY and WENDY GOMEZ, HUSBAND AND WIFE, by deed from DWIGHT O. JONES, II, and wife, CHRISTINE Y. JONES, of record in Instrument No. 20160906-0093092 , dated August 31, 2016 , said Register's Office.

Being further conveyed to JUSTIN HALEY by quitclaim deed from JUSTIN HALEY AND WENDY GOMEZ, of record in Instrument No. 20200625-0067964, dated May 20, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 126-16-0A-168.00 CO.

Matters shown on the Plan of record in Instrument No. 20021022-0129510, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20011105-0120183 and amended as Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502, said Register's Office.

Subject to Stormwater Detention Agreements of record in Instrument Nos. 20010919-0101279, 20021119-0143687 and 20040826-0103240, Register' s Office for Davidson County, Tennessee. Subject to Landscape Agreement of record in Instrument No. 20010919-0101280, Register' s Office for Davidson County, Tennessee.

Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 7526, pages 315, 318 and 324, said Register's Office.

Easements and rights of way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, said Register's Office.

Easements and rights of way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194 and Judgment of record in Book 4226, page 715, said Register's Office.

Easements and rights granted to Tennessee Electric Power Company of record in Book 751, page 375 and Book 787, page 7, said Register's Office.

This is improved property located at 6861 Bridgewater Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2021.

Justin Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Haley, 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 19th day of August, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024