THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736570** Karen Johnson Davidson County Batch# 707896 **DEEDWARR** 08/31/2021 01:41:22 PM 2 pgs Fees: $13.00 Taxes: $1,776.00 20210831-0117363	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2021. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Michelle L. Semple 3426 Shelby Bottoms Bend Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 084-05-0B-035.00 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, **Lauren Bethune-Dix and Andrew Dix, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michelle L. Semple, unmarried**, ("Grantee"), her 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 Unit No. 36 on the plan of East Greenway Park, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of East Greenway Park, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160707-0069540, and amended as Instrument No. 20161020-0110945, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to LAUREN BETHUNE-DIX AND ANDREW DIX, WIFE AND HUSBAND, by deed from EAST GREENWAY PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20190502-004098, dated May 1, 2019, 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. 084-05-0B-035.00 CO.

Matters shown on the Plan of record as Instrument No. 20160706-0069097 , and as Instrument No. 20170216-0016159, 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. 20160707-0069540 , and amended as Instrument No. 20161020-0110945, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record as Instrument No. 20141205-0111597, said Register's Office.

Grant of Easement to Comcast of Nashville, I, LLC, of record as Instrument No. 20181029-0106559, said Register's Office.

This is improved property located at 3426 Shelby Bottoms Bend Nashville TN 37206

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 30th day of August, 2021.

Lauren Bethune-Dix

Andrew Dix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren Bethune-Dix and Andrew Dix, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2021.

Notary Public

My Commission Expires: _____

