Karen Johnson Davidson County
Batch# 708155 DEEDWARR
09/01/2021 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $947.20
20210901-0117677

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $256,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF AUGUST, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/24

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2397LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Kelli Walker	Capture Team	141 06 0D 139.00
3373 Harpeth Springs Drive	3373 Harpeth Springs Drive	
Nashville, TN 37221	Nashville TN 37221	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN DRUKENBROD, A MARRIED MAN,*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KELLI WALKER, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 3373 Harpeth Springs Drive, Nashville, TN 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/or 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/or 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 hand on the 30th day of August, 2021.

B. M.

Brian Drukenbrod

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BRIAN DRUKENBROD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of August, 2021.

Notary Public

My Commission Expires: 2/19/24

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 139, on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Registers Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Drukenbrod, a single man, by Warranty Deed from Laura Jane Roberts, married, of record in Instrument No. 20160425-0039744, in the Registers Office of Davidson County, Tennessee, dated April 21, 2016 and recorded on April 25, 2016.

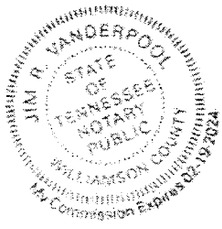
*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverbridge Community, a Planned Unit Development, as recorded in Plat Instrument No. 20030213-0019999 and P.U.D. Boundary Plat Riverbridge Development (formerly Autumn Springs) recorded at Instrument No. 20020709-0082561 and Riverbridge R. O. W. Dedication recorded at Instrument No. 20081208-0118318.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-0111893 and Instrument No. 20100330-0023630.
5. Easement for Public Utilities, recorded in Book 7601, Page 415.
6. Easement and rights granted to Nashville, Chattanooga and St. Louis Railway, recorded in Book 1298, Page 244.
7. Grant of Easement, recorded in Instrument No. 20121114-0104692.
8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374.
9. Easement for the flow of the waters of the Harpeth River, and the rights of the public therein.
10. Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.
11. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Harpeth River.

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 30, 2021.

Lisa Allard, Affiant August 30, 2021



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this August 30, 2021.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024