Karen Johnson Davidson County
Batch# 717135 DEEDWARR
09/15/2021 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $10,637.50
20210915-0123987

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2024

JM-VRES-21-3703

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)
Adam Wilson and Julie Wilson	**NEW OWNER**	
(NAME)	(NAME)	**104-09-0-293.00**
3703 Richland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **TERESA M. MAY AND ANTHONY W. GARDNER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM WILSON AND JULIE WILSON, HUSBAND AND WIFE,** 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:

Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 13, on the Plan of Richland Hall, Lots 13 and 14, record in Instrument No. 201709180095172, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Teresa M. May and Anthony W. Gardner, wife and husband by Special Warranty deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20190521-0047680 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 21, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record as Instrument Number 20170918-0095172, Register's Office of Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4916, Page 775, in the Register's Office for Davidson County, Tennessee.
- 8 Foot Sewer Easement shown as Sewer No. 295-A of record in Book 437, Page 286 and Book 5381, Page 672, in the Register's Office for Davidson County, Tennessee.
- Restriction for Stormwater Facilities and Systems of record in Instrument Number 20160205-0011276, in the Register's Office for Davidson County, Tennessee.
- Encroachment Easement of record in Instrument Number 20150619-0059105, in the Register's Office for Davidson County, Tennessee.
- Declaration of Reciprocal Easements and Covenants of record in Instrument Number 20150803-0076592, in the Register's Office for Davidson County, Tennessee.
- Agreement for Easement of record in Instrument Number 20130108-0002481, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Right of Way for Lot 13 of record in Instrument Number 20180502-0041850, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20180510-0045071 in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20161122-0123312, amended in Instrument No. 20181128-0116165, 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: **3703 Richland Avenue, Nashville, Tennessee 37205**.

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 13th DAY OF SEPTEMBER, 2021.

Teresa M. May by Chapel Drummond as Attorney-in-fact
Teresa M. May
by Chapel Drummond as Attorney-in-fact

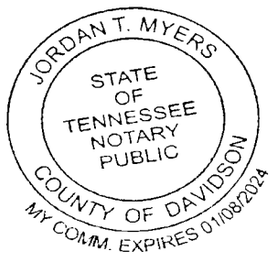
Anthony W. Gardner by Chapel Drummond as attorney-in-fact
Anthony W. Gardner
by Chapel Drummond as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chapel Drummond, 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 TERESA M. MAY AND ANTHONY W. GARDNER, and who acknowledged he/she/they executed the same as the free act and deed of the said TERESA M. MAY AND ANTHONY W. GARDNER.

Witness my hand and official seal, this the 13th of September, 2021.

Jordan Myers
Notary Public
My Commission Expires: 01/08/2024
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 9-13-2021.

Affiant
Date: 9/13/2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 13th day of September, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024