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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 895309 DEEDWARR
07/28/2022 11:11:29 AM 2 pgs
Fees: $13.00 Taxes: $1,350.41

20220728-0086136

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $364,977.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JULY 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2730LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Taylor Mathieu and Allie Swims	New Owner	
607 Bristol Creek Drive		142 07 0J 607.00
Nashville, TN 37221		

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

HILLARY C. EDWARDS, AN UNMARRIED WOMAN

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

TAYLOR MATHIEU AND ALLIE SWIMS

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

Land in Davidson County, Tennessee, being Unit 607, Lot No. 4, Bristol Creek Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes of record in Instrument Number 20171228-0131735, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hillary C. Edwards, an unmarried woman, by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180305-0020637, in the Register's Office of Davidson County, Tennessee, dated February 26, 2018 and recorded on March 05, 2018.

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. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
5. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
6. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
7. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
8. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160603-0056419, as amended in Instrument No. 20160922-0100077; Instrument No. 20170717-0071375 and Termination of Condominium recorded in Instrument No. 20171228-0131734.

9. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171228-0131735, amended in Instrument Nos. 20180301-0019441 and 20190607-0054760.

10. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160721-0075106.

11. Easement for Right of Way Deed for Highway Purposes, recorded in Book 5055, Page 553.

12. Easement for Public Utilities, recorded in Book 11406, Page 456.

13. Easement for Public Street Right-of-Way, recorded in Instrument No. 20160805-0081309.

14. Easement recorded in Instrument No. 20170921-0096819.

This is improved property known as 607 Bristol Creek 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 19th day of July, 2022.

Hillary C. Edwards

Hillary C. Edwards

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, HILLARY C. EDWARDS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of July, 2022.

Notary Public

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

My Commission Expires: 2-19-24