Karen Johnson Davidson County
Batch# 907848 DEEDWARR
08/25/2022 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,130.35
20220825-0095774

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220540885

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,500.00.

Austin Bell
Affiant

Subscribed and sworn to before me, this 23rd day of August, 2022.

Notary Public
My Commission Expires: 8-20-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Austin Bell 2740 Penn Meade Drive Nashville TN 37214	Austin Capital Bank SSB 8100 Shoal Creek Blvd Austin, TX 78757	Tax Parcel ID No. 052 13 0A 032.00

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, **Ian D. Webb, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Bell, an unmarried man**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 32 of River Glen, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing River Glen, A Horizontal Property Regime, of record in Book 7566, Page 571 and First Amendment recorded in Instrument No. 20040915-0111299 and Resolution recorded in Instrument No. 20040915-0111301 and as shown and described on the Plan of Phase I of River Glen, Planned Unit Development, as shown on plat of record in Plat Book 6900, page 650 & 651 and amended in Book 6900, page 671, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ian D. Webb, unmarried, by Warranty Deed from Kristy Gathings now known as Kristy Davidson, married, of record in Instrument No. 20200701-0071388, in the Register's Office of Davidson County, Tennessee, dated June 25, 2020 and recorded on July 01, 2020.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I and Boundary Survey of River Glen, Planned Unit Development, as recorded in Plat Book 6900, Page(s) 650 .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, River Glen Planned Unit Development, as recorded in Plat Book 6900, Page 651; as amended in Plat Book 6900, Page 671.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Glen, a Horizontal Property Regime Condominium of record in Book 7566, Page 571, as amended in Instrument No. 20040915-0111299; as Resolution recorded in Instrument No. 20040915-0111301; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Flowage, recorded in Book 2200, Page 119.

Easement recorded in Book 186, Page 559 and Book 3961, Page 681.

This is improved property located at 2740 Penn Meade Drive Nashville TN 37214

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 23rd day of August, 2022.

Ian D. Webb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ian D. Webb, 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 23rd day of August, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

True Copy Certification

I, **Diane March,** 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 this the 23rd day of August, 2022.

Affiant Signature
Date 08/23/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON