WARRANTY DEED

RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-1195

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Rutherford cnty

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$145,000.00~~ $145,000 cnty

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2012.

Carol M. Holmes
Notary Public

MY COMMISSION EXPIRES: 6/3/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas F. Smrdel	First Community Mortgage, Inc.	097020A03300CO
(NAME)	(NAME)	
1214 Riverbrook Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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 considerations, the receipt of which is hereby acknowledged, we, **Ashley O'Barr, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nicholas F. Smrdel, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 33, on the plan of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument 200807230075577 and amended by Surveyor's Certificate of Correction in Instrument 200811050110185, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ashley O'barr, an unmarried woman by Deed from Beazer Homes Corp., a Tennessee Corporation, dated 06/26/2009 and filed for record on 06/30/2009 in Instrument 200906300060506, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200807230075577, Instrument 200811050110185, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200804080035557, said Register's Office.
Grant of Transmission Line Easement of record in Book 4586, Page 242, said Register's Office.
Sanitary Sewer and Pumping Station Easement of record in Instrument 200512190152201, said Register's Office.
Storm Water Drainage Easement of record in Instrument 200512190152202, said Register's Office.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement of record in Instrument 200707130083651, said Register's Office.
Declaration of Easement for Village of Riverwood of record in Instrument 200812090118828, said Register's Office.
Grant of Easement of record in Instrument 200901090002452, said Register's Office.
Temporary Slope Easement Agreement for River[illegible]ment 201001080001967, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120033802 DEEDWARR
Recvd: 05/08/12 10:34 2 pgs
Fees:13.00 Taxes:536.50
20120508-0039676

Quitclaim Deed to The Homeowner's Association of record in Instrument 200806300067054, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1214 Riverbrook Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 4th day of May, 2012.

Ashley O'Barr

State of Tennessee
County of DAVIDSON – KNOX

Personally appeared before me Ashley O'Barr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of May, 2012.

Notary Public KAREN B. TAYLOR
My Commission Expires: 3/6/2016

KAREN B. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122