WARRANTY DEED

Jeff Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Keith Gund
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

Jennifer Harris
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph Grismala	Ralph Grismala	097020A03300CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
70 Timber Ridge Drive	70 Timber Ridge Drive	Trans:T20130051575 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 06/19/13 10:49 2 pgs
Pawcatuck, CT 06379	Pawcatuck, CT 06379	Fees:13.00 Taxes:503.20
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20130619-0062581

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, I, **Nicholas F. Smrdel**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ralph Grismala and Kathleen Grismala**, 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 Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument 200807230075577, as corrected 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 Nicholas F. Smrdel, an unmarried man by Deed from Ashley O'barr, an unmarried woman, dated 05/04/2012 and filed for record on 05/08/2012 in Instrument 201205080039676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Plat of record in Instrument 200807230075577, as corrected in Surveyor's Certificate of Correction of record in Instrument 200811050110185; 2. Declaration of Covenants, Conditions and Restrictions of record in Instrument 200804080035557; 3. Grant of Transmission Line Easement of record in Book 4586, Page 242; 4. Sanitary Sewer and Pumping Station Easement of record in Instrument 200512190152201; 5. Stormwater Drainage Easement of record in Instrument 200512190152202; 6. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 200707130083651; 7. Declaration of Easement for Villages of Riverwood of record in Instrument 200812090118828; 8. Grant of Easement of record in Instrument 200901090002452, said Register's Office.

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 37076-3564

File No.: 01451-1644
SMG TN Warranty Deed

(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 14th day of June, 2013.

Nicholas F. Smrdel

State of Tennessee
County of Davidson

Personally appeared before me Nicholas F. Smrdel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of June, 2013.

Carol M Holmes
Notary Public Carol M Holmes
My Commission Expires: 5/23/16

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

