BILL GARRETT, Davidson County
Trans:T20130106295 DEEDWARR
Recvd: 12/23/13 08:50 2 pgs
Fees:13.00 Taxes:601.25

20131223-0128959

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is
$162,500.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2013

Notary Public

My commission expires: 10-2-17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary K. Lane	**New Owner**	**097020A27200CO**
1439 Riverbrook Drive	**1439 Riverbrook Drive**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

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 ACKNOWLEDGE, WE,

Dawson Huff and Natalie Huff, husband and wife

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

Mary K. Lane, an unmarried woman

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 Lot No. 272 on the Plan of the Final Plat of the Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Plat Instrument No. 20110630-0050230, 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 Dawson Huff by Keith H. Solomon, his Attorney-in-Fact and Natalie Huff, husband and wife by Deed from Beazer Homes Corp., a Tennessee Corporation of record at Instrument No. 20111005-0077074, Register's Office for Davidson County, Tennessee, dated 9/30/2011 and recorded on 10/5/2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all matters shown on the Plan of record as Instrument Number 20120502-0037433, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood, of record in Instrument Number 20080408-0035557, as supplemented in Instrument Number 20110427-0032201, Register's Office for Davidson County, Tennessee. Deed of common areas to HOA of record in Instrument Number 20080630-0067054, Instrument Number 20100108-0001971 and Instrument Number 20110427-0032200, in the Register's Office for Davidson County, Tennessee. Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Instrument Number 20070713-0083651, in the Register's Office for Davidson County, Tennessee. Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee. Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for Davidson County, Tennessee. Sanitary sewer &

pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee. Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee. Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument Number 20100108-0001966, in the Register's Office for Davidson County, Tennessee. Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 7621, Page 276; Book 4764, page 324 and Book 4049, page 395 in the Register's Office for Davidson County, Tennessee. Easement(s) to the United States of America of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 1439 Riverbrook Drive, Hermitage, TN 37076.

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 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 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/our hand(s) this 19th day of December, 2013.

Dawson Huff by Keith H Solomon his attorney-in-fact

Dawson Huff by Keith H Solomon,
his Attorney-in-Fact

Natalie Huff

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith H. Solomon** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Dawson Huff** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Dawson Huff,** and is authorized by him to execute this instrument on his behalf.

This the 19th day of December, 2013.

Notary Public My Commission Expires:_____

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 19th day of December, 2013.

Notary Public

My Commission Expires:_____

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **7013020**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027