Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140030971 DEEDWARR
Recvd: 05/06/14 08:34 2 pgs
Fees:13.00 Taxes:610.50
20140506-0038285

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2014.

Notary Public

My commission expires:

(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square , Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lisa Weldon	Same As New owner	**097 02-0-A 248.00**
4004 Hoggett Ford Road		
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, I,

Kevin Schwab, unmarried

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

Lisa Weldon a single person

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. 248 on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One of record in Instrument No. 20110630-0050230, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Kevin Schwab, a single person, by deed of record in Instrument Number 20120703-0058546, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Instrument Number 20080408-0035557, amended in 20110427-0032201, 20140416-0031645 and 20140416-0031646; to the restrictive covenants for a detached structure of record in 201107180054638; to the slope easement agreement of record in 20100108-0001967 and 20100108-0001968; to the storm water drainage easement of record in 201001080001965, 20100108-0001966 and 20051219-0152202; to the TVA line easement of record in Book 4586, page 242; to the easement to Comcast of record in 20090109-0002454; to the stormwater detention agreement of record in 20070713-0083651; to the OCD of common areas to HOA of record in 20080630-0067054, 20100108-0001971 and 20110427-0032200; to the easement for Villages of Riverwood of record in 20081209-01148828; to the sanitary sewer and pumping station easement in 20051219-015220; to all matters of record in 6050, page 9 and Chancery Court Book 2, page 160, and, to any and all other matters as shown on subdivision plat of record in Instrument Number 20110630-0050230, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **4004 Hoggett Ford Road, 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, their heirs and assigns forever. The GRANTOR covenants with the said GRANTEE 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/our hand(s) this **30th** day of **April, 2014.**

Kevin Schwab

STATE OF Louisiana)
COUNTY OF Jefferson)

Personally appeared before me, a Notary Public of said County and State, **Kevin Schwab,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **April, 2014.**

37461
Notary Public

My Commission Expires: Death

