BILL GARRETT, Davidson County
Trans:T20140045047 DEEDWARR
Recvd: 06/25/14 11:22 2 pgs
Fees:13.00 Taxes:647.46
20140625-0055522

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ashley Newell
1337 Riverbrook Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Suntrust Mortgage, Inc.
1001 Semmes Ave., RVW-5093
Richmond, VA 23224

MAP/PARCEL 097-02-0-A-296.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Juliana Armah, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Ashley Newell, a single person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of the Final Plat of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Plat at Instrument No. 20120502-0037433, 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 Juliana Armah by deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20121005-0091340, Register's Office for Davidson County, Tennessee, dated September 27, 2012 and recorded on October 05, 2012.

This is improved property known as: **1337 Riverbrook Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2, page 160, and restrictions in Instrument No. 20080408-0035557, as supplemented in Instrument No. 20110427-0032201, and as Instrument No. 20140424-0034614, and encumbrances as may be shown of record in the

office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20th day of June, 2014.

Juliana Armah

Juliana Armah

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Juliana Armah,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of June, 2014.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/3/15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $174,990.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 6-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY