WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051271 DEEDWARR
Recvd: 07/17/14 09:28 2 pgs
Fees:13.00 Taxes:715.95
20140717-0063146

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $193,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2014.

Notary Public

My commission expires: 9/21/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sherri Anderson	New owner	**097-02-0-A 061.00co**
1336 Riverbrook Dr.		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tex Stohl, unmarried

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

Sherri Anderson, a single 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. 61, on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, a Planned Unit Development, of record in Instrument No. 20080723-0075577 and Surveyor's Certificate of Correction of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tex Stohl, by Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20101005-0079636, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Tex Stohl, pursuant to a Power of Attorney executed by same on the 13 day of June, 2014, of record in Instrument No. 20140711-0063145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (✓) Unimproved (____) property, known as **1336 Riverbrook Dr., 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 **15th** day of **July, 2014.**

Tex Stohl by Houston Howell, attorney-in-fact

Tex Stohl
By: Houston Howell, his attorney in fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this **15th** day of **July 2014**, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that himself to be the Attorney-in-Fact for **Tex Stohl** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Tex Stohl**, for the purpose therein contained, by signing the name of **Tex Stohl**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **July, 2014.**

Anna Mosley

Notary Public

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

My Commission Expires: 5-8-18

Return to:

American Title & Escrow Services,
7101 Sharondale Court
Suite 200
Brentwood, TN 37027