BILL GARRETT, Davidson County
Trans:T20140073316 DEEDWARR
Recvd: 09/30/14 11:00 2 pgs
Fees:13.00 Taxes:823.25
20140930-0089951

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Christopher Simpson
1040 Riverwood Village Blvd
Hermitage, TN 37076

MORTGAGEE
Mortgage Investors Group
8320 East Walker Springs Ln, #200
Knoxville, TN 37923

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 097-02-0-A
PARCEL 009.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sylvia M. Crawford, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher Simpson, an unmarried man,** 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. 9 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, and a Surveyors Certificate of Correction by Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sylvia M. Crawford, a single person, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated July 29, 2011 and filed of record in Instrument No. 20110801-0058689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20080408-0035557; Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201; Storm Water Drainage Easement of record in Instrument No. 20051219-0152202; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651; Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090109-0002452; Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No.20080723-007557, and a Surveyors Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1040 Riverwood Village Blvd 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; and we do covenant with 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 our hands this 25th day of September, 2014.

Sylvia M. Crawford

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sylvia M. Crawford, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $222,500.00.

AFFIANT

Subscribed and sworn to before me this 25th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY