BILL GARRETT, Davidson County
Trans:T20140074398 DEEDWARR
Recvd: 10/02/14 14:39 2 pgs
Fees:13.00 Taxes:906.13
20141002-0091242

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

ADDRESS NEW OWNER
Stephen Vastola
1645 Stonewater Drive
Hermitage, TN 37076

MORTGAGEE
InterLinc Mortgage Services, LLC
10613 W Sam Houston Pkwy N
Houston, TX 77064

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 097-02-0-A
PARCEL 125.00 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, **Gary Van Atta, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephen Vastola and Erika Vastola, husband and wife,** 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. 125 on the Plan of Villages of Riverwood, Section One, Phase 2a, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, and in Instrument No. 20120705-0059091, Register's Office for Davidson County, Tennessee, to which plan and certificates reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary Van Atta, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated September 23, 2011 and filed of record in Instrument No. 20110929-0075571, Register's Office for Davidson County, Tennessee. Courtney L. Van Atta joins in this conveyance to convey all her right, title and interest in and to said property she may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions in Instrument No. 20080408-0035557, and amended in Instrument No. 20110427-0032201; Easement Agreement in Book 4049, Page 395; Grant of Transmission Line Easement in Book 4586, Page 242; Agreement for Dedication of Easement for Sanitary Sewers in Book 4764, Page 324; Easement in Book 7621, Page 276; Sanitary Sewer and Pumping Station Easement in Instrument No. 20051219-0152201; Storm Water Drainage Easement in Instrument No. 20051219-0152202; Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20070713-0083651; Declaration of Easement for Villages of Riverwood in Instrument No. 20081209-0118828; Grant of Easement in Instrument No. 20090109-0002452; Storm Water Drainage Easement Agreement in Instrument No. 20100108-0001965; Storm Water Drainage and Detention Easement Agreement in Instrument No. 20100108-0001966; Temporary Slope Easement Agreement for Riverwood Village Boulevard in Instrument No. 20100108-0001967; Slope Easement Agreement in Instrument No. 20100108-0001968; Quitclaim Deed to The Villages of Riverwood Homeowners Association, Inc. for Open Space in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971, and in Instrument No. 20110427-0032200; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat

Instrument No. 20110401-0025117, and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20110510-0035925, and in Instrument No. 20120705-0059091, Register's Office, 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 **1645 Stonewater 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, 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 15th day of September, 2014.

Gary Van Atta

Courtney L. Van Atta

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary Van Atta and Courtney L. Van Atta, 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 15th 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 Wilson

The actual consideration or value, whichever is greater for this transfer is $244,900.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 5/22/17

LISA RIPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY