BILL GARRETT, Davidson County
Trans:T20140077192 DEEDWARR
Recvd: 10/14/14 09:58 2 pgs
Fees:13.00 Taxes:608.65
20141014-0094630

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#26519-2

The actual consideration or value, whichever is greater, for this transfer is **$164,500.00**.

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2014.

Notary Public

My commission expires: 7-11-18
(AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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
Travis Adkins	**Churchill Mortgage Corporation**	**097020A29400CO**
1343 Riverbrook Drive	**761 Old Hickory Blvd, Suite 400**	
Hermitage, TN 37076	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Anthony Wayne Jackson, Jr., an unmarried man

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

Travis Adkins, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS 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. 294 on the Final Plat of Villages of Riverwood, Section One, Phase 3B, Revision One, as of record in Instrument No. 20120502-0037433, Register's Office for 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 Anthony Wayne Jackson, Jr., an unmarried man, by Warranty Deed dated October 16, 2012, from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20121018-0095446, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions of The Villages of Riverwood, of record in Instrument No. 20080408-0035557 and supplemental for Section One, Phase 3B of record in Instrument No. 20140424-0034614, Register's Office for Davidson County, Tennessee;

3) Title to that portion of land lying below the ordinary low water mark of the Stones River;

4) Easement for the flow of the waters of the Stones River and the rights of the public therein;

5) Rights of upper and lower riparian owners to the flow of the waters of the Stones River, free from diminution or pollution;

6) All matters shown on the Plan of record in Book 6050, Page 9, said Register's Office;

7) Grant of Transmission Line Easement of record in Book 4586, Page 242, said Register's Office;

8) Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, said Register's Office;

9) Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, said Register's Office;

10) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651, said Register's Office;

11) Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, said Register's Office;

12) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090109-0002452, said Register's Office;

13) Conveyance of common area to The Villages of Riverwood Homeowners Association, Inc., of record in Instrument No. 20080630-0067054, said Register's Office;

14) Storm Water Drainage Easement Agreement of record in Instrument No. 20100108-0001965, said Register's Office;

15) Storm Water Drainage and Detention Easement Agreement of record in Instrument No. 20100108-0001966, said Register's Office;

16) Temporary Slope Easement Agreement for Riverwood Village Boulevard of record in Instrument No. 20100108-0001967, said Register's Office;

17) Slope Easement Agreement of record in Instrument No. 20100108-0001968, said Register's Office;

18) Restrictive Covenant for Detached Structures of record in Instrument No. 20120320-0023510, Register's Office for Davidson County, Tennessee; and,

19) Taxes for the current year which have been prorated and were paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved property, known as: **1343 Riverbrook 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 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 **9th** day of **October, 2014.**

Anthony Wayne Jackson, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Anthony Wayne Jackson, Jr.,** 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 and official seal at Nashville, Tennessee, this **9th** day of **October, 2014.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: