BILL GARRETT, Davidson County
Trans:T20140079550 DEEDWARR
Recvd: 10/22/14 10:20 2 pgs
Fees:13.00 Taxes:721.13
20141022-0097339

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $194,900.00

Affiant

Subscribed and sworn to before me, this ___ day of October, 2014.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

06-1410-75851

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicholas A. Woodring 1269 Riverbirch Way Hermitage TN 37076	New Owner	097-02-0-A-169.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen Mitchell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nicholas A. Woodring,a single man, hereinafter called the Grantees, their successors 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. 169, on the Plan of Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 20120510-0040662, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by deed from Brown's Farm, a Tennessee General Partnership and Chris Pardue, an individual, dated December 6, 2005, recorded December 19, 2005, of record in Instrument No. 20051219-0152200, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Stephen Mitchell, unmarried by deed from Beazer Homes Corp., a Tennessee corporation, dated September 27, 2012, recorded October 2, 2012, of record in Instrument No. 20121002-0090058, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1269 Riverbirch Way, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15 day of October, 2014.

Stephen Mitchell

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 15 day of October, 2014.

Notary Public

My Commission expires 6-18-18

