Davidson County DEEDWARR Recvd: 12/15/14 16:00 3 pgs Fees:18.00 Taxes:573.50 **20141215-0114665**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $155,000.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2014. Notary Public My commission expires: 12/2/16
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher D. Smith and M. Kathaleen Smith	**New Owner**	**Map\Parcel: 097020A29200CO**
929 Dowdy Trail		
Murray, KY 42071		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Melanie Hansel, an unmarried woman

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

Christopher D. Smith and M. Kathaleen Smith, 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. 292 on the Plan of the Final Plat of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Plat at Instrument No. 20120502-0037433, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melanie Hansel by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20121218-0116279, Register's Office for Davidson County, Tennessee, dated December 14, 2012 and recorded on December 18, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; all matters shown on the Plan of record in Plat at Instrument No. 20120502-0037433 and Plat Book 2, Page 160; Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood of record in Instrument Number 20080408-0035557, as supplemented in Instrument No. 20110427-0032201, Instrument No. 20120320-0023510 and as Instrument No. 20140424-0034614; Deed of common areas to The Villages of Riverwood Homeowners Association, Inc. of record in Instrument Number 20080630-0067054, Instrument No. 20100108-0001971 and Instrument No. 20110427-0032200; Transmission Line Easement of record in Book 4586, Page 242; Storm water detention agreement of record in Instrument Number 20070713-0083651; 5. Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828; Easement to Comcast of record in Instrument Number 20090109-0002452; Sanitary sewer & pumping station easement of record in Instrument Number 20051219-0152201; Storm water drainage easement of record in Instrument Number 20051219-0152202; Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument No. 20100108-0001966; Slope easement of record in Instrument Number 20100108-0001967 and Instrument No. 20100108-0001968; Easements of record in Book 7621, Page 276; Book 4764, Page 324 and Book 4049, Page 395; Easement to the United States of America of record in Book 4586, Page 242; all Register's Office for Davidson County, Tennessee; Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 1347 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 I am 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 I do further covenant and bind myself, my 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 hand this 11th day of December, 2014.

Melanie Hansel

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, a Notary Public of said County and State, Melanie Hansel the within named Grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2014.

Notary Public

My Commission Expires: 8/30/17

File #: 5014256
RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064

COREY M. GREENAWAY
Notary Public-State at Large
KENTUCKY - Notary ID # 496250
My Commission Expires August 30, 2017

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

