BILL GARRETT, Davidson County
Trans:T20140095824 DEEDWARR
Recvd: 12/23/14 08:54 2 pgs
Fees:13.00 Taxes:869.13
20141223-0117181

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

ADDRESS NEW OWNER
Rhonda Osborne
1704 Stonewater Drive
Hermitage, TN 37076

MORTGAGEE
Acopia, LLC
306 Northcreek Blvd, Ste. 100
Goodlettsville, TN 37072

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 097-02-A
PARCEL 155.00 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, **Angela J. Hampton, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rhonda Osborne,** unmarried 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. 155 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 certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Angela J. Hampton, unmarried, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated July 13, 2012 and filed of record in Instrument No. 20120717-0062589, 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 Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557, and amended in Instrument No. 20110427-0032201; Grant of Transmission Line Easement of record in Book 4586, Page 242; Storm Water Drainage Easement of record in Instrument No. 20051219-0152202; Inspection and Maintenance Agreement of record in Instrument No. 20070713-0083651; Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828; Grant of Easement of record in Instrument No. 20090109-0002452; Quitclaim Deed of record 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 Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, and in Instrument No. 20120705-0059091 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 Grantor.

This is improved property known as **1704 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 18th day of December, 2014.

Angela J. Hampton

Angela J. Hampton

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Angela J. Hampton, unmarried, 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 18th day of December, 2014.

S. Nixon Pressley

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 $234,900.00.

AFFIANT

Subscribed and sworn to before me this 18th day of December, 2014.

Dana Delworth

NOTARY PUBLIC

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY