RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20150017298 DEEDWARR
Recvd: 03/10/15 12:52 2 pgs
Fees:13.00 Taxes:736.12
20150310-0020424

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is ~~$199,900.00~~ $198,950.00 SamanAna Kemper Affiant Subscribed and sworn to before me, this 6thday of March, 2015. Notary Public My commission expires: 11.3.2015

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
1535 West Northfield Blvd., Suite 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dustin Parker and Heather Parker	CMG Mortgage	**Map\Parcel: , 097020A18800CO**
1204 Riverbirch Way	3160 Crow Canyon Rd, #400	
Hermitage, TN 37076	San Ramon, CA 94583	

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,

Dustin Parker and wife, Heather Parker

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

Alan C. Stein and Griselda C. Contreras, 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. 188 on the Plan of Villages of Riverwood, Section One, Phase 2B of record in Plat Book 20120510-0040662, Page , 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 Dustin Parker and wife, Heather Parker by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20120926-0087672 Register's Office for Davidson County, Tennessee, dated 09/21/2012 and recorded on 09/26/2012.

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; including Rollback taxes, if any.

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, and all matters shown on the Plan of record as Instrument Number 20120510-0040662, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood, of record in Instrument Number 20080408-0035557, as supplemented in Instrument Numbers 20110427-0032201, 20140424-0034613, 20140424-0034614, 20140424-0034615, 20140424-0034616, 20140424-0034617, 20140424-0034618, 20140416-0031645 and 20140416-0031646, all in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, Deed of common areas to HOA of record in Instrument Number 20080630-0067054, Instrument Number 20100108-0001971 and Instrument Number 20110427-0032200, Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Transmission Line Easement of record in Book 4586,

Page 242, Storm water detention agreement of record in Instrument Number 20070713-0083651, Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, Easement to Comcast of record in Instrument Number 20090109-0002454, 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 Number 20100108-0001966, Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, Easement of record in Book 7621, Page 276, Book 4764, page 324 and Book 4049, page 39 Easement(s) to the United States of America of record in Book 4586, Page 242, in the Register's office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 1204 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 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 6thday of March, 2015.

Dustin Parker

March 6, 2015

Heather Parker

STATE OF Tennessee
COUNTY OF Rutherford

Before me, a Notary Public of the County and State first above written, do hereby certify that Dustin Parker and Heather Parker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6thday of March, 2015.

Notary Public

My Commission Expires: 5/23/16

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

File #: **2151545**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129