BILL GARRETT, Davidson County
Trans:T20150019495 DEEDWARR
Recvd: 03/17/15 15:42 2 pgs
Fees:13.00 Taxes:806.60
20150317-0023031

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

ADDRESS NEW OWNER
Gilberto Colon
1010 Riverwood Village Blvd
Hermitage, TN 37076

SEND TAX BILLS
Mortgagee

MORTGAGEE
PINNACLE BANK
150 3RD AVE S, SUITE 900
NASHVILLE, TN 37201

MAP-PARCEL:
MAP 097-02-0-A
PARCEL 001.00CO

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, **Janet Becerra Atkinson, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gilberto Colon and Jean A. Colon, husband and wife as joint tenants,** 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. 1 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, 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 Janet Becerra, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated June 23, 2011 and filed of record in Instrument No. 20110628-0049141, Register's Office for Davidson County, Tennessee. Janet Becerra has since married and is nka Janet Atkinson. Charles R. Atkinson joins in this conveyance to convey all his right, title and interest in and to said property, which he may have marital or otherwise.

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; Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828; Grant of Easement in favor of Comcast of Nashville I, LLC of record in Instrument No. 20090109-0002452; Sanitary Sewer and Pumping Station Easement in Instrument No. 20051219-0152201; Storm Water Drainage Easement in Instrument No. 20051219-0152202; Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20070713-0083651; Grant of Transmission Line Easement in Book 4586, Page 242; Conveyance of Common Area to the Villages of Riverwood Homeowners Association in Instrument No. 20080630-0067054; Plat in Plat Book 6050, Page 9; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20080723-0075577, and a Surveyors Certificate of Correction in Instrument No. 20081105-0110185, 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 Grantee.

This is improved property known as **1010 Riverwood Village Blvd 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 11th day of March, 2015.

Janet Becerra Atkinson

Charles R. Atkinson

STATE OF California
COUNTY OF Sacramento

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janet Becerra Atkinson and Charles R. Atkinson, 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 11th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 10/29/15

HONG C. VAN
Commission # 1954817
Notary Public - California
Sacramento County
My Comm. Expires Oct 29, 2015

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $218,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017