PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150022908 DEEDWARR
Recvd: 03/30/15 12:03 2 pgs
Fees:13.00 Taxes:795.13
20150330-0027013

W & I Ref: (DM) Title No.: 57244
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cynthia L. Taylor 1306 Riverbrook Drive Hermitage, TN 37076	NEW OWNER

TAX MAP PARCEL NUMBERS: 097020A04800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$214,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **L.J. Elliott, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cynthia L. Taylor, a married person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Villages of Riverwood, Phase One, Section One, Revision One of record in Instrument No. 20080723-0075577, amended by Surveyors Certificate of Correction in Instrument No. 20081105-0110185, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to L. J. Elliott, an unmarried man by Warranty Deed from Mark R. Kaplan, an unmarried man, dated June 20, 2014 and recorded on July 8, 2014 of record in Instrument No. 20140708-0060124, Register's Office for Davidson, County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20080723-0075577, amended by Surveyors Certificate of Correction in Instrument No. 20081105-0110185, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for Villages of Riverwood for utility underground services of record in Instrument No. 20081209-0118828, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1306 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27 day of February, 2015.

L.J. Elliott

State of TN

County of RUTHERFORD

On this 27 day of FEBRUARY, 2015, before me the undersigned authority, personally appeared L.J. Elliott, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Janie P. Hopkins
Notary

My Commission Expires: 4/24/18

JANIE P. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Comm. Expires April 24, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $ 214,900.00

Catarina Clemmons
Affiant

Sworn and subscribed before me this 27 day of March, 2015.

Crystal B. Moffat
Notary

My Commission Expires: 5/23/18

CRYSTAL B. MOFFAT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY