BILL GARRETT, Davidson County
Trans:T20150034935 DEEDWARR
Recvd: 05/06/15 10:56 2 pgs
Fees:13.00 Taxes:624.93
20150506-0041334

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

ADDRESS NEW OWNER
Brittany Rogers
1341 Riverbrook Drive
Hermitage, TN 37076

MORTGAGEE
Franklin Synergy Bank
722 Columbia Avenue
Franklin, TN 37064

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 097-02-0-A
PARCEL 295.00CO

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, **Glenda K. Binkley nka Head, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brittany Rogers, single woman**, 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. 295 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Instrument No. 20120502-0037433, 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 Glenda K. Binkley, single, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated July 31, 2012 and filed of record in Instrument No. 20120802-0068514, Register's Office for Davidson County, Tennessee. Glenda K. Binkley has since married and is now known as Glenda K. Binkley Head.

This is not the principal residence of grantor's spouse.

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 Supplement of record in Instrument No. 20140424-0034614; Storm Water Drainage Easement of record in Instrument No. 20051219-0152202; Inspection and Maintenance Agreement for Private Stormwater Management Facility of record in Instrument No. 20070713-0083651; Quitclaim Deed to The Village of Riverwood Homeowners Association, Inc. for Open Space of record in Instrument No. 20080630-0067054 and in Instrument No. 20110427-0032200; Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828; Easement conveyed Comcast of Nashville I LLC of record in Instrument No. 20090109-0002452; Restrictive Covenant for Detached Structures in Instrument No. 20120320-0023510; Transmission Line Easement of record in Book 4586 Page 242; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20120502-0037433, Register's Office, 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 **1341 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, 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 29th day of April, 2015.

Glenda K. Binkley Head

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Glenda K. Binkley Head, married, 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 29th day of April, 2015.

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 $168,900.00.

AFFIANT

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Subscribed and sworn to before me this 29th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 3/24/17