WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,960.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2015. Notary Public MY COMMISSION EXPIRES: 3-19-17 (AFFIX SEAL)

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bradwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Edward Rock	Capital One	075120F08900CO
(NAME)	(NAME)	
735 Tulip Grove Road, Townhome 339	7933 Preston Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Plano TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brian Russell and Sharon Riehemann, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael E. Rock, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 339, as shown on the plan of Tulip Cove Townhomes, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument 200505250059119 and amended in Instrument 200801030000699, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Brian Russell and Sharon Riehemann, husband and wife, by Warranty Deed from Nathan D. Mayo, married, dated 03/27/2012, recorded 04/02/2012 of Record in Instrument No. 20120402-0027889, in the Register's Office for Davidson County, Tennessee.

Subject to the following: (1) Declaration of Condominium of Tulip Cove Townhomes, a Condominium and all exhibits attached thereto and recorded of Record in Instrument No. 200505250059119, First amendment of record in Instrument No. 200801030000699, in the Register's Office for Davidson County, Tennessee, together with amendments thereto (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant. (2) Boundary Survey recorded of Record in Instrument No. 200505170055768, in the Register's Office for Davidson County, Tennessee. (3) Warranty Deed recorded of Record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee; and (4) Utilities Codes

BILL GARRETT, Davidson County
Trans:T20150037612 DEEDWARR
Recvd: 05/14/15 14:16 2 pgs
Fees:13.00 Taxes:602.95
20150514-0044524

Letter recorded of Record in Book 10413, Page 841, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 735 Tulip Grove Road, Townhome 339, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of April, 2015.

Brian Russell

Sharon Riehemann

State of FLORIDA
County of Manatee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Riehemann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of May, 2015..

Notary Public
My Commission Expires: 1/27/2019

LORRAINE DETERS
MY COMMISSION # FF 193489
EXPIRES: January 27 2019
Bonded Thru Western Surety Company

State of FLORIDA
County of Manatee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Russell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of May, 2015.

Notary Public
My Commission Expires: 1/27/2019

LORRAINE DETERS
MY COMMISSION # FF 193489
EXPIRES: January 27 2019
Bonded Thru Western Surety Company

File No.: 01288-25354
SMG TN Warranty Deed