WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1275

BILL GARRETT, Davidson County
Trans:T20150038271 DEEDWARR
Recvd: 05/18/15 10:43 2 pgs
Fees:13.00 Taxes:887.63
20150518-0045343

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

**ADDRESS NEW OWNER**
Derek Lancaster
2053 Hickory Brook Drive
Hermitage, TN 37076

**MORTGAGEE**

**SEND TAX BILLS**
Mortgagee
Fairway Independent Mtg.Corp.,
C/O LoanCare, LLC
3637 Sentara Way
Virginia Bch.,
VA 23452

**MAP-PARCEL:**
MAP 097-02-0-A
PARCEL 391.00CO

# 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, **Sandra McCoy and husband, Ronald D. McCoy, II,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Derek Lancaster, unmarried,** 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. 391 on the plan of Villages of Riverwood, Section One, Phase 4C, of record in Instrument No. 20130702-0068170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Sandra McCoy and Ronald D. McCoy, II, wife and husband, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated November 4, 2013 and filed of record in Instrument No. 20131108-0116235, Register's Office for Davidson County, Tennessee.**

**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 Supplementary Declaration of record in Instrument No. 20140424-0034618; Grant of Transmission Line Easement in Book 4586, Page 242; Easement Agreement in Book 4049, Page 395; Easement in Book 7621, Page 276; Sanitary Sewer and Pumping Station Easement in Instrument No. 20051219-0152201; Storm Water Drainage Easement in Instrument No. 20051219-0152202; Inspection and Maintenance Agreement in Instrument No. 20070713-0083651; Conveyance of Common Area in Instrument No. 20080630-0067054; Declaration of Easement for Villages of Riverwood in Instrument No. 20081209-0118828; Grant of Easement in Instrument No. 20090109-0002452; Storm Water Drainage Easement Agreement in Instrument No. 20100108-0001965 and in Instrument No. 20100108-0001966; Temporary Slope Easement Agreement in Instrument No. 20100108-0001967; Slope Easement Agreement in Instrument No. 20100108-0001968; Quitclaim Deed to Riverwood Homeowners Association, Inc. for Open Space in Instrument No. 20100108-0001971 and in Instrument No. 20110427-0032200; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20130702-0068170, 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 **2053 Hickory Brook 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 15th day of May, 2015.

Sandra McCoy

Ronald D. McCoy, II

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sandra McCoy and husband, Ronald D. McCoy, II, 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 15th day of May, 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 $239,900.00.

AFFIANT

Subscribed and sworn to before me this 15th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 6-7-18

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY