BILL GARRETT, Davidson County
Trans:T20150045732 DEEDWARR
Recvd: 06/10/15 10:50 2 pgs
Fees:13.00 Taxes:758.13
20150610-0054697

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

ADDRESS NEW OWNER
Sean M. Patterson
Katie Patterson
1619 Stonewater Drive
Hermitage, TN 37076

MORTGAGEE
Movement Mortgage, LLC
941 Seahawk Cir.
Virginia Beach, Virginia 23452

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 097 02 0A
PARCEL 132.00

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, **Tyler M. Gendron, unmarried, and William Richard, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sean M. Patterson and Katie Patterson, husband and wife,** 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. 132 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, 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 Tyler M. Gendron, a single man, and William Richard, a single man, by Warranty Deed dated March 15, 2012, from Beazer Homes Corp., a Tennessee Corporation, filed of record in Instrument No. 20120316-002745, 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 restrictive covenants of record in Instrument No. 20080408-0035557, Instrument No. 20110427-0032201; Quitclaim Deed to The Village of Riverwood Homeowners Association, Inc for Open Space of record in Instrument No. 20080630-0067054 and Instrument No. 20110427-0032200; Storm Water Drainage easement of record in Instrument No. 20051219-0152202; easement of record in Instrument No. 20081209-0118828; Inspection and Maintenance Agreement for Private Stormwater Management Facility of record in Instrument No. 20070713-0083651; Transmission Line easement of record in Book 4586, page 242; easement to Comcast of Nashville I, LLC of record in Instrument No. 20090109-0002452; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20110401-0025117, and Correction of record in Instrument No. 20110510-0035925 and Instrument No. 20120705-0059091, 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 **1619 Stonewater 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 June 4th, 2015.

Tyler M. Gendron

William Richard

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tyler M. Gendron and William Richard, 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 June 4th, 2015.

NOTARY PUBLIC

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

My Commission Expires: 03/21/2017

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $204,900.00.

AFFIANT

Subscribed and sworn to before me this June 4th, 2015.

NOTARY PUBLIC

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 11/3/15