BILL GARRETT, Davidson County
Trans:T20150047277 DEEDWARR
Recvd: 06/15/15 12:41 3 pgs
Fees:18.00 Taxes:806.23
20150615-0056554

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

ADDRESS NEW OWNER
Glenda G. Page
1070 Riverwood Village Blvd
Hermitage, TN 37076

MORTGAGEE
None.

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 097 02 0A
PARCEL 016.00

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, **Terry Spurlin n/k/a Moore and husband, Kristoffer Moore,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Glenda G. Page, 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. 16 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, 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 Terry Spurlin by Warranty Deed from Beazer Homes Corporation, a Tennessee Corporation, dated May 21, 2010, filed of record in Instrument No. 20100527-0041050, Register's Office for Davidson County, Tennessee.

Kristosser Moore joins in this conveyance for the purpose of conveying all of their right, title and interest in and to said property which they may have marital or otherwise.

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; Grant of Transmission Line Easement of record in Book 4586, page 242; Sanitary Sewer and Pumping station easement of record in Instrument No. 20051219-0152201; Storm Water Drainage Easement of record in Instrument No. 20051219-0152202; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651; conveyance of Common Area to the Villages of Riverwood of record in Instrument No. 20080630-0067054; Declaration of Easement for Villages of Riverwood in Instrument No. 20081209-0118828; Grant of 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. 20080723-007557 and a Surveyor's Certificate of Correction in Instrument No. 20081105-0110185, 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 **1070 Riverwood Village Blvd 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 10th day of June, 2015.

Terry Spurlin Moore

Kristosser Moore

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Terry Spurlin Moore, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

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

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kristosser Moore, 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 10th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

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 $217,900.00.

AFFIANT

Subscribed and sworn to before me this 10th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: _____

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JANUARY 24, 2017