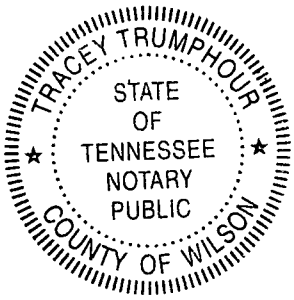
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
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 |
|---|---|---|
| Ralph Grismala | Ralph Grismala | 097-02-0-A 018.00CO |
| (NAME) | (NAME) | |
| 1074 Riverwood Village Blvd. | 1074 Riverwood Village Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20150057321 DEEDWARR
Recvd: 07/15/15 09:39 2 pgs
Fees:13.00 Taxes:870.98
20150715-0068859

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, I, **Kay Lynn Lopes, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ralph Grismala and Kathleen Grismala, husband and wife**, 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 Lot No. 18, on the plan of Final Plat, Villages of Riverwood, Phase One, Section One, Revision One, as shown on plat of record in Instrument No. 20080723-007557, as corrected of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kay Lynn Lopes, an unmarried person by Warranty Deed from Patrick M. Cummings and wife, Tammy J. Cummings, dated 06/30/2014, in Instrument No. 20140702-0058331, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument No. 20080723-007557, as corrected of record in Instrument No. 20081105-0110185; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20080408-0035557; (3) Grant of Transmission Line Easement of record in Book 4586, Page 242; (4) Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201; (5) Storm Water Drainage Easement of record in Instrument No. 20051219-0152202; (6) Declaration of Easement of record in Instrument No. 20081209-0118828; (7) Grant of Easement of record in Instrument No. 20090109-0002452; (8) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20070713-0083651; (9) Quit Claim Deed to the Homeowner's Association of record in Instrument No. 20080630-0067054, 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 1074 Riverwood Village Blvd., 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 my hand this 2nd day of July, 2015.

Kay Lynn Lopes

Kay Lynn Lopes

State of Tennessee
County of Wilson

Personally appeared before me Kay Lynn Lopes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of July, 2015.

Tracey Trumphour

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**