THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064492** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2015. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Scott Sims 3924 HOGGETT FORD ROAD Hermitage TN 37076-3590	Send Tax Bills To: Scott Sims 632 Sedgley Drive Knoxville, TN 37922	Tax Information: Tax Parcel ID No. 097-02-0-A-234.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Victoria L. Godwin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Sims, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 234, VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3B, REVISION ONE, as shown on plat of record in Instrument No. 20120502-0037433, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation to Victoria L. Godwin, married, as recorded on the 2nd day of July, 2013 in Instrument No. 20130702-0068545 and Special Warranty Deed from Chris Pardue, an individual to Beazer Homes Corp., a Tennessee corporation, as recorded on the 8th day of January, 2010 in Instrument No. 20100108-0001962, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3B, REVISION ONE, as recorded in Instrument No. 20120502-0037433.

Easement for Cable/Utility Suppliers, recorded in Instrument No. 20081209-0118828.

Easement for Trans Lines, recorded in Book 4586, Page 242 and Instrument No. 20141103-0101036.

Easement for Utilities, recorded in Book 7621, Page 276.

Easement for Right of Way, recorded in Book 4049, Page 395.

BILL GARRETT, Davidson County
Trans:T20150061298 DEEDWARR
Recvd: 07/27/15 11:33 2 pgs
Fees:13.00 Taxes:647.50
20150727-0073540

Easement recorded in Book 4764, Page 324 (Sewer).

Easement for the flow of the waters of the Stones River and Percy Priest Lake river (or creek), and the rights of the public therein.

Restrictive Covenant for Detached Structures recorded at Instrument No. 20120320-0023510.

Stormwater Drainage Easement Agreement recorded at Instrument No. 20100108-0001965.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20070713-0083651.

Sewer and Pumping Station Easement recorded at Instrument No. 20051219-0152201.

Stormwater Detention Agreement recorded at Instrument Nos. 20070713-0083651 and 20100108-0001966.

This is improved property located at 3924 HOGGETT FORD ROAD Hermitage TN 37076-3590

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2015.

Victoria L. Godwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victoria L. Godwin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018