Davidson County DEEDWARR
Recvd: 03/01/16 15:12 3 pgs
Fees:18.00 Taxes:673.40
20160301-0019572

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, John A Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JOHN A. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____
Notary' Seal (if on paper)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-04-18

(AFFIX SEAL)

R-VRES-16-2042-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Warren Wisdom and Alison Paige Huddleston	Same	
(NAME)	(NAME)	**097-02-0-A-378.00C O**
2042 Hickory Brook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOHN HARDISON BEVANS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW WARREN WISDOM AND ALISON PAIGE HUDDLESTON,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 378 on the Plan of Final Plat Villages of Riverwood, Section One, Phase 4D, of record in Plat at Instrument No. 20140127-0007110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Hardison Bevans, an unmarried man by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20141003-0091703, Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 03, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20140127-0007110, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood, of record in Instrument Number 20080408-0035557, as supplemented in Instrument Number 20110427-0032201, and supplemented in Instrument Number 20140416-0031645, Instrument Number 20140416-0031646, Instrument Number 20140424-0034613, Instrument Number 20140424-0031614, Instrument Number 20140424-0034615, Instrument Number 20140424-0034616, Instrument Number 20140424-0034617, Instrument Number 20140424-0034618 and Instrument Number 20151106-0113217, Register's Office for Davidson County, Tennessee.
- Deed of common areas to The Villages of Riverwood Homeowners Association, Inc. of record in Instrument Number 20080630-0067054, Instrument Number 20100108-0001971 and Instrument Number 20110427-0032200, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easment of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
- Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer & pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument

Number 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
• Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
• Easement(s) of record in Book 7621, Page 276; Book 4764, page 324 and Book 4049, page 395 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2042 Hickory Brook Drive, Hermitage, Tennessee 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 GRANTEE(S), their heirs and 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 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/our hand(s) this the 24th DAY OF FEBRUARY, 2016.

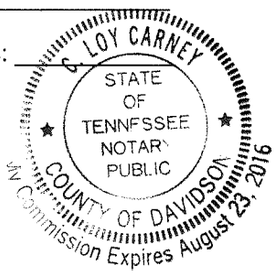
John Hardison Bevans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of February, 2016.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212