BILL GARRETT, Davidson County
Trans:T20160023296 DEEDWARR
Recvd: 03/22/16 12:52 2 pgs
Fees:13.00 Taxes:665.63
20160322-0027104

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0189

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

X Welsey B. Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of March, 2016

Rebecca A. Dohoda
Notary Public
Commission Expires: 5/23/16

Rebecca A. Dohoda Notary Public State of Tennessee Rutherford County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Welsey B. Robinson 1410 Riverbrook Drive Hermitage, TN 37076	Peoples Home Equity 150 N. Seven Oaks Knoxville, TN 37922	097-02-0A-069.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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 Grant

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Welsey B. Robinson, an unmarried man and Amy Millwood, an unmarried woman,

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. 69 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument Number 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Tyler Grant by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 6/29/10 and recorded 7/6/10 in Instrument Number 20100706-0052945, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1410 Riverbrook Drive, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of March, 2016.

Tyler Grant

Jeannie Jamison

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tyler Grant and Jeannie Jamison** 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 at Brentwood, Tennessee this 18th day of March, 2016.



Notary Public
My Commission Expires: 1/13/20

(Notary Seal)