Davidson County DEEDWARR
Recvd: 03/30/16 11:49 3 pgs
Fees:18.00 Taxes:684.13
20160330-0029969

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2016.

Notary Public
MY COMMISSION EXPIRES: 6-18-18
File No. G16-4046D

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Henry Tuohy and Meghan Tuohy, husband and wife (NAME) 4014 Hogget Ford Road (STREET ADDRESS) Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Mortgage Investors Group (NAME) 8320 E. Walker Springs Ln Suite 200 (STREET ADDRESS) Knoxville, TN 37923 (CITY) (STATE) (ZIP)	97-2-A-252CO

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 HEREBYACKNOWLEDGED, WE, **Russell G. Heroux, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Tuohy and Meghan Tuohy, husband and wife,** 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. 252 on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One, as shown by plat of record as Instrument No. 20110630-0050230, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Russell G. Heroux, unmarried from Beazer Homes Corp., a Tennessee Corporation, by Deed dated April 27, 2012, as Instrument No. 20120502-0037774, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictive Covenants as recorded in Instrument No. 20080408-0035557 and Instrument No. 20110427-0032201, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee.
3. Stormwater Detention Agreement as recorded in Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee.
4. Declaration of Easement for Villages of Riverwood as recorded in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenant for Detached Structure as recorded in Instrument No. 20120320-0023510, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to HOA as recorded in Instrument No. 20080630-0067054 and Instrument No. 20110427-0032200, Register's Office for Davidson County, Tennessee.

7. Stormwater Drainage Easement Agreement as recorded in Instrument No. 20100108-0001965 and Instrument No. 20051219-0152202, Register's Office for Davidson County, Tennessee.
8. Stormwater Drainage and Detention Easement Agreement as recorded in Instrument No. 20100108-0001966, Register's Office for Davidson County, Tennessee.
9. Sanitary Sewer and Pumping Station Easement as recorded in Instrument No. 20051219-0152201, Register's Office for Davidson County, Tennessee.
10. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4014 Hogget Ford Road, 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. Whenever 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 29th day of March, 2016.

Russell G. Heroux

March 29, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Russell G. Heroux, unmarried, 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 29th day of March, 2016.

My Commission Expires: 3/27/17

Notary Public

MICHAEL T. ROSS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Christi M. Johnston, 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 Tennessee

County of Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: _____

{Notary' Seal}