WARRANTY DEED

JESSICA GRAHAM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 05-20-2019

G-P-16-1083-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5.20.19
(AFFIX SEAL)

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)
Nicolas Leis and Rebecca Farmer	Gold Star Financial	
(NAME)	(NAME)	
7128 Cabot Drive	100 Phoenix Dr. #300	**097-02-0A-097.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Ann Arbor, MI 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MICHAEL PATRICK LAUGHTER, UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLAS LEIS, UNMARRIED MAN, AND REBECCA FARMER, UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 97 on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577, and Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, 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 Robert J. Gates and wife, Ashley Smith Gates by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20111229-0101879 Register's Office for Davidson County, Tennessee, dated December 19, 2011 and recorded on December 29, 2011. Being the same property conveyed to Michael Patrick Laughter by Warranty deed from Robert J. Gates and wife, Ashley Smith Gates of record in Instrument No. 20140729-0067168 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on July 29, 2014.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record as Instrument Number 20080723-0075577 and Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080408-0035557 amended in Instrument Number 20110427-0032201, Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA 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.
- Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement 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 DavidsonCounty, Tennessee.
- Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for DavidsonCounty, Tennessee.
- Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for DavidsonCounty, Tennessee.
- Sanitary sewer & pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for DavidsonCounty, Tennessee.
- Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's

BILL GARRETT, Davidson County
Trans: T20160064901 DEEDWARR
Recvd: 07/28/16 10:07 2 pgs
Fees: 13.00 Taxes: 832.50
20160728-0077673

Office for DavidsonCounty, Tennessee.
- Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument Number 20100108-0001966, in the Register's Office for DavidsonCounty, Tennessee.
- Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1083 Riverwood Village Boulevard , Hermitage, Tennessee 37076-3560**.

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 25th DAY OF JULY, 2016.

Michael Patrick Laughter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PATRICK LAUGHTER, 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 25th of July, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212