Davidson County DEEDWARR
Recvd: 09/02/16 14:09 4 pgs
Fees:23.00 Taxes:695.60
20160902-0092771

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33140-07-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $188,000.00. Affiant Subscribed and sworn to before me this 29th day of August, 2016. Notary Public My Commission Expires:

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Mark J. Hostrander Catherine A. Hostrander 1239 Riverbrook Drive Hermitage, TN 37076	**Send Tax Bills To:** 412 Lewis Dr. Richmond, KY 40475	**Tax Information:** Map and Parcel No.: 097 02 0 A 319 00CO

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, **Molly J. Leitch, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark J. Hostrander and Catherine A. Hostrander, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1239 Riverbrook Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of August, 2016.

Molly J. Leitch, By Gerald G. Patterson, her Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Molly J. Leitch, and he is authorized by Molly J. Leitch to execute this instrument on her behalf.

Notary Public

My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of Villages of Riverwood, Section One, Phase 3C, as of record in Instrument No. 20130405-0033853, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Molly J. Leitch, unmarried, by deed dated May 19, 2014 from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20140520-0043011, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 097 02 0 A 319 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Villages of Riverwood of record in Instrument No. 20080408-0035557, annexed in Instrument No. 20140424-0034615, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Villages of Riverwood Homeowner's Association, Inc. of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971, and Instrument No. 20110427-0032200, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20130405-0033853, Register's Office for Davidson County, Tennessee.
5. Easement for cable and utility suppliers of record in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.
6. Easement for stormwater drainage of record in Instrument No. 20051219-0157202, Register's Office for Davidson County, Tennessee.
7. Easement to United States of America of record in Book 4586, page 242, Register's Office for Davidson County, Tennessee.
8. Sanitary sewer and pumping station easement of record in Instrument No. 20051219-0152201, Register's Office for Davidson County, Tennessee.
9. Easements of record in Book 4049, page 395, Book 4764, page 324 and Book 7621, page 276, Register's Office for Davidson County, Tennessee.
10. Stormwater maintenance agreement of record in Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

