BILL GARRETT, Davidson County
Trans:T20160088948 DEEDWARR
Recvd: 10/10/16 09:34 2 pgs
Fees:13.00 Taxes:703.00
20161010-0106712

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc. - Holly Dees
1620 Westgate Circle Ste. 150
Brentwood, TN 37027

CRT File No. 16088848

Return TO. B Colley
BridgeTrust Title
4400 Harding Pike #400
Nashville, TN 37205
CS18700112?

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $190,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of October, 2016.

Regina E. Harris
Notary Public
My Commission Expires: 03/10/2019

REGINA E. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samuel Henry Myers 1224 Riverbrook Drive Hermitage TN 37076-3564	Samuel Henry Myers 1224 Riverbrook Dr. Hermitage TN 37076-3564	Tax Parcel ID No. 097-02-0A-037.00-CO

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, **Emanuel T. Lee and Velika B. Savova, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel Henry Myers, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Final Plat Villages of Riverwood Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577, and a 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 Emanuel T. Lee and Velika B. Savova, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20090731-0072037 Register's Office for Davidson County, Tennessee, dated July 29, 2009 and recorded on July 31, 2009.

The execution of this instrument is effected by the signature of Nathan L. Powers as Attorney-in-fact for Emanuel T. Lee, which Power of Attorney is recorded in Instrument No 20161010-0106710 and also by the signature of Nathan L. Powers as Attorney-in-fact for Velika B. Savova, which Power of Attorney is recorded in Instrument No. 20161010-0106711 both in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee for the year 2013 a lien, not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557, amended in Instrument No. 20110427-0032201, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Conveyance of common areas to HOA of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971 and Instrument No. 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.

Stormwater Detention Agreement of record in Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee.

Declaration of Easements for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of record in Instrument No. 20090109-0002454, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee.

Stormwater Drainage Easement of record in Instrument No. 20051219-0152202, in the Register's Office for Davidson County, Tennessee.

Stormwater Drainage Easement of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee.

Slope Easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1224 Riverbrook Drive Hermitage TN 37076-3564

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 6th day of October, 2016.

Emanuel T. Lee by Nathan L. Powers as Attorney-in-fact

Emanuel T. Lee by Nathan L. Powers as Attorney-in-fact

Velika B. Savova by Nathan L. Powers as Attorney-in-fact

Velika B. Savova by Nathan L. Powers as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Emanuel T. Lee, and further acknowledged that he is the Attorney-in-fact for Velika B. Savova of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of October, 2016.

J Anderson
Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018