RTN to:

#1396

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160093350 DEEDWARR
Recvd: 10/21/16 15:59 2 pgs
Fees:13.00 Taxes:1017.50
20161021-0111775

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Damien J. Rivera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-21-2018

(AFFIX SEAL)

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC PAINTER-ROSE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Damien J. Rivera	American Mortgage Service Company	173-09-OB-020.00
(NAME)	(NAME)	
4057 Barnes Cove Drive	11503 Springfield Pike	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45246	
(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 considerations, the receipt of which is hereby acknowledged, we, **Andy Hylton and wife, Sara Hylton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Damien J. Rivera and Carissa L. Rivera, husband and wife** , hereinafter called the GRANTEE(S), 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 all of Lot No. 312 on the Plan of Section One, Barnes Cove, RS10 Cluster Lot Subdivision, of record in Plat Instrument No. 200204090043258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andy Hylton and wife, Sara Hylton by Warranty Deed from Gallery Homes, LLC, dated 08/05/2004, recorded 08/11/2004, of record in Instrument No. 20040811-0096779, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4057 Barnes Cove Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 14th day of October, 2016.

Andy Hylton

Sara Hylton

State of Tennessee
County of Williamson

Personally appeared before me Andy Hylton and Sara Hylton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2016.

Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064