LEE ANN DUNCAN
b/t/s/p/a LEE ANN HOFFMANN

TO: ***WARRANTY DEED***

JAE CLAIRE STOLL ET VIR

BILL GARRETT, Davidson County
Trans:T20160094833 DEEDWARR
Recvd: 10/27/16 08:25 2 pgs
Fees:13.00 Taxes:721.50
20161027-0113438

THIS DEED OF REALTY, executed as of the 20th day of October, 2016, by Grantor, LEE ANN DUNCAN b/t/s/p/a LEE ANN HOFFMANN, a married woman, to Grantees, JAE CLAIRE STOLL and BEN STOLL, joint tenants,

Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, wife and husband as joint tenants, and to their heirs and/or assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 38 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record as Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record as Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Lee Ann Hoffman, a single woman, by deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20090616-0056014, dated June 15, 2009, said Register's Office.
>
> Subject property is not now or has been used as Grantor's marital residence.

That Grantor (1) covenant that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (1) 2016 taxes which have been prorated and are assumed by Grantees, (2) will forever warrant and defend the title unto Grantees and to their heirs and/or assigns against all lawful claims; subject, however, to Matters shown on the Plan of record as Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record as Instrument No. 20081105-0110185; to Transmission Line Easement of record in Book 4586, Page 242, and Declaration of Abandonment of Certain Electric Transmission Line Right of Ways by USA and TVA of record as Instrument No. 20141103-0101036; to Sanitary Sewer and Pumping Station Easement of record as Instrument No. 20051219-0152201; to Storm Water Drainage Easement of record as Instrument No. 20051219-0152202; to Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20070713-0083651; Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record as Instrument No.

20080408-0035557; Declaration of Easement for Villages of Riverwood of record as Instrument No. 20081209-0118828; Grant of Easement of record as Instrument No. 20090109-0002452; and to easement for the flow of the waters of Stones River and the rights of the public therein, in the Register's Office for Davidson County, Tennessee, if any; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

LEE ANN DUNCAN Grantor
b/t/s/p/a Lee Ann Hoffmann

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lee Ann Duncan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 20th day of October, 2016.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 9/26/2017

Property Owners Name and Address:

JAE CLAIRE STOLL
BEN STOLL
1226 Riverbrook Drive
Hermitage, TN 37076

Person Responsible for Payment of Taxes:

NEW OWNER

**PROPERTY ADDRESS: 1226 RIVERBROOK DRIVE, HERMITAGE, TN 37076**
**Map and Parcel No. 097-02-0A-038.00 CO**

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $195,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 20th day of October, 2016.

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Notary Public
My Commission Expires:_____

This instrument was prepared by:
Christina M. Bartee
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172