WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160095343 DEEDWARR
Recvd: 10/28/16 10:20 2 pgs
Fees:13.00 Taxes:1102.60
20161028-0113966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Deedra D Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF October, 2016.

D. WAYNE ANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 6/24/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Danielle O'Rourke	INTERLINC MORTGAGE SERVICES, LLC	
(NAME) 1700 Stonewater Drive	(NAME) 10613 WEST SAM HOUSTON PKWY, N.	097-020-A-154.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) HOUSTON, TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DIRK WAYNE ANDERSON, JR. AND CHRISTI G. CLARKSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEATHER DANIELLE O'ROURKE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 154 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117,*Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

* AND SURVEYORS CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20120705-0059091

Being the same property conveyed by Warranty Deed from Annette S. Morgan, an unmarried person to Dirk Wayne Anderson, Jr. and Christi G. Clarkson, husband and wife, as recorded on the 23rd day of September, 2014 in Instrument No. 20140923-0087159, said Register's Office.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Instrument No. 20110401-0025117, Surveyor's Certificate of Correction recorded at Instrument No. 20120705-0059091 and Instrument No. 20110510-0035925, said Register's Office; Restrictive Covenants of record in Instrument No. 20080408-0035557, Supplementary recorded at Instrument No. 20110427-0032201, said Register's Office; Easement for Utilities, recorded in Instrument No. 20081209-0118828, said Register's Office; Conveyance for Open Space, Common Elements, Common Area and Amenities recorded at Instrument No. 20080630-0067054 and Instrument No. 20110427-0032200, said Register's Office; Stormwater Detention Agreement recorded at Instrument Nos. 20100301-0015327 and 20100108-0001966, said Register's Office; Title to that portion of the land lying below the ordinary low water mark of the Stones River and Percy Priest Lake; Easement for the flow of the waters of the Stones River and Percy Priest Lake, and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the waters of the Stones River and Percy Priest Lake, free from diminution or pollution; Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Stones River and Percy Priest Lake.

unimproved _
This is improved x property, known as 1700 Stonewater Drive, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 11 day of October, 2016

DIRK WAYNE ANDERSON, JR.

CHRISTI G. CLARKSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dirk Wayne Anderson, Jr. and Christi G. Clarkson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of October, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public