Prepared by:
Record and Return to:
Chapman Essential Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20160103390 DEEDWARR
Recvd: 11/22/16 13:48 2 pgs
Fees: 13.00 Taxes: 714.10
20161122-0123355

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $193,000.00

Madeline Soto
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF NOVEMBER, 2016

NOTARY PUBLIC

MY COMMISSION EXPIRES

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Commission Expires 09-11-2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2560H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Molly Fisher	New Owner	097-02A-304.00CO
1319 Riverbrook Drive		
Hermitage, TN 37076-3570		

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,

JOANNE CHASE, UNMARRIED AND THOMAS CHASE, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MOLLY FISHER, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 304 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Plat at Instrument No. 20120502-0037433, 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 Joanne Chase, unmarried and Thomas Chase, unmarried, joint tenants with right of survivorship by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20130702-0068564, Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on July 02, 2013

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 2, Page 160, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood of record in Instrument Number 20080408-0035557, as supplemented in Instrument No. 20110427-0032201, Instrument No. 20120320-0023510 and as Instrument No. 20140424-0034614, 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

Deed of common areas to The Villages of Riverwood Homeowners Association, Inc. of record in Instrument Number 20080630-0067054, Instrument No. 20100108-0001971 and Instrument No. 20110427-0032200, in the 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.

Storm water detention agreement of record in Instrument Number 20070713-0083651, in the Register's Office for DavidsonCounty, Tennessee.

Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for DavidsonCounty, Tennessee.

Easement to Comcast of record in Instrument Number 20090109-0002452, in the Register's Office for DavidsonCounty, Tennessee.

Sanitary sewer & pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for DavidsonCounty, Tennessee.

Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's Office for DavidsonCounty, Tennessee.

Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for DavidsonCounty, Tennessee.

Slope easement of record in Instrument Number 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for DavidsonCounty, Tennessee.

Easement of record in Book 7621, Page 276; Book 4764, Page 324 and Book 4049, Page 395, in the Register's Office for Davidson County, Tennessee.

Easement(s) to the United States of America of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.

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

This is property known as 1319 Riverbrook Drive, Hermitage, TN 37076-3570

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 18th day of November, 2016.

Joanne Chase

Thomas Chase

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOANNE CHASE AND THOMAS CHASE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of November, 2016.

Notary Public

My Commission Expires: 3/22/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 16-2560H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027