Prepared and Record and Return to:
Feamley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/17 14:03 2 pgs
Fees:13.00 Taxes:1054.50
20170207-0012939

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2017

Notary Public:

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Luz A. Florian	Owners at Property	Parcel ID:
1133 Riverbirch Way	Address	097020A02700
Hermitage, TN 37076		

FOR AND IN 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

Amy Vanatta, f/k/a Amy Winfree and husband, Adam Vanatta

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Luz A. Florian and Diego R. Laverde, both unmarried

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. 27 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument 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 Amy Winfree and Adam Vanatta by deed from Beazer Homes Corp., of record in Instrument 20120405-0028982, dated March 29, 2012, Register's Office for said County.

Amy Winfree and Amy Vanatta being one in the same person.

This conveyance is subject to Restrictive Covenants of record in Instrument 20080408-0035557 amended and supplemented in Instrument 20110427-0032201; 20140416-0031645; 20140416-0031646; 20140424-0034613; 20140424-0034614; 20140424-0034615; 20140424-0034616; 20140424-0034617; 20140424-0034618; 20150812-0080705 and 20160226-0018415, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20080723-0075577 and Surveyor's Certificate of Correction of record in Instrument 20081105-0110185; and (3) Transmission Line Easement of record in Book 4586, Page 242; Easement to USA of record in Book 4586, Page 242; Easement of record in Book 4049, Page 395; Book 4764, Page 324; and Book 7621, Page 276; Slope Easement of record in Instrument 20100108-0001967 and 20100108-0001968; Sewer and Pumping Station Easement of record in Instrument 20051219-0152201; Easement to Comcast of record in Instrument 20090109-0002454 and Easement for Villages of Riverwood of record in Instrument 20081209-0118828, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1133 Riverbirch Way, Hermitage, TN 37076

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 our hands this 3rd day of February, 2017.

Amy Vanatta

Amy Vanatta

Adam Vanatta

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 Amy Vanatta and Adam Vanatta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-19