AFTER RECORDING RETURN TO:
Limestone Title & E[illegible] LLC
3173 S Church [illegible]
Murfreesboro, TN 37127

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170210643

BILL GARRETT, Davidson County
Trans:T20170024663 DEEDWARR
Recvd: 03/23/17 11:15 2 pgs
Fees:13.00 Taxes:728.90
20170323-0028454

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $197,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tamy Ebanks 2026 HICKORY BROOK DRIVE Hermitage TN 37076-0900	New Owner	Tax Parcel ID No. 097-02-0-A-371.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert E. Filhart, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tamy Ebanks**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 371 on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert E. Filhart, an unmarried man by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 2nd day of October, 2014 in Instrument No. 20141002-0090881, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 4D, as recorded in Instrument No. 20140127-0007110.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20080408-0035557 and Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood, (Annexing Section One, Phase 4D) recorded at Instrument No. 20140416-0031646.

Easement for Cable/Utility, recorded in Instrument No. 20081209-0118828.

Easement for Sanitary Sewer & Pumping Station, recorded in Instrument No. 20051219-0152201.

Easement for Stormwater Drainage, recorded in Instrument No. 20080723-0075577.

Easement for the flow of the waters of the Stones River & J. Percy Priest Lake, and the rights of the public therein.

Restrictive Covenant for detached structure recorded at Instrument No. 20140514-0041496.

Conveyance for Open Space recorded at Instrument No. 20080630-0067054.

Conveyance for Retaining Wall recorded at Instrument No. 20100108-0001971.

This is improved property located at 2026 HICKORY BROOK DRIVE
Hermitage TN 37076-0900

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2017.

Robert E. Filhart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert E. Filhart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018