WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170034584 DEEDWARR
Recvd: 04/25/17 09:21 2 pgs
Fees:13.00 Taxes:1168.83
20170425-0040278

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Blash	New Owner	097020A38400
(NAME)	(NAME)	
2816 Whitebirch Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **James Green and Heather A. Green, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Anthony Blash and Adamilka Suarez-Blash, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

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. 384 on the Final Plat of Villages of Riverwood, Section One, Phase 4E of record in Instrument No. 20140210-0011584, 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 James Green and Heather A. Green, husband and wife by Warranty Deed dated December 10, 2015, from Dhruva Patel, Unmarried of record in Instrument 201512140125547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200807230075577, Instrument 200811050110185, Instrument 200906030051286, Instrument 201402100011584; (2) Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood of record in Instrument 200804080035557; (3) Grant of Transmission Line Easement Easement of record in Book 4586, Page 242; (4) Sanitary Sewer and Pumping Station Easement Easement of record in Instrument 200512190152201; (5) Stormwater Drainage Easement Easement of record in Instrument 200512190152202; (6) Inspection and Maintenance Agreement for Private Stormwater Management Facilities Easement of record in Instrument 200707130083651, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2816 Whitebirch 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 20th day of April, 2017.

James Green by Heather Ann Green, as Attorney in Fact Heather A. Green
AO Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather A. Green the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2017.

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: March 18, 2019

State of Tennessee
County of Williamson

On this 20th day of April, 2017, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Heather A. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of James Green, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 201703270029612, in the Register's Office of Davidson County, Tennessee.

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129