WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170036837 DEEDWARR
Recvd: 05/02/17 09:52 2 pgs
Fees: 13.00 Taxes: 758.50

20170502-0042929

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$215,000.00~~ $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Pleasant	new owner	097-01-0A-309.00
(NAME)	(NAME)	
1307 Riverbrook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Megan Mahoney,** an unmarried woman, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joseph Pleasant,** 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:

Wayne unmarried

Land in Davidson County, Tennessee, being Lot No. 309 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No. 20120502-0037433, 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 Megan Mahoney, unmarried by deed form Beazer Homes Corp., a Tennessee Corporation dated April 10, 2013 and recorded on April 15, 2013 in Instrument No: 20130415-0037376, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1307 Riverbrook 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/our hands this 28th day of April, 2017.

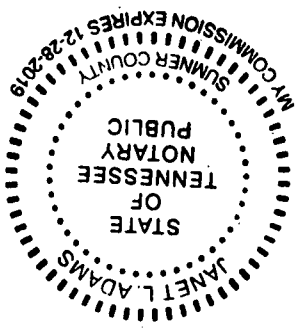
Megan Mahoney

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument No. 20120502-0037433, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

State of Tennessee
County of Sumner

Personally appeared before me Megan Mahoney, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of April, 2017.



Notary Public Janet Adams
My Commission Expires: _____

File No.: 173098