WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170040054 DEEDWARR
Recvd: 05/10/17 15:13 2 pgs
Fees:13.00 Taxes:725.20

20170510-0046616

W-VRES-17-1235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth A. Leehy	**Fifth Third Mortgage**	
(NAME)	(NAME)	
1235 Riverbrook Drive	**5001 Kingsley Drive**	**97-2-A-320.00CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Cincinnati, OH 45227**	
(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 consideration, the receipt of which is hereby acknowledged, **MIRANDA B. MYER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH A. LEEHY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 320 on the Plan of Villages of Riverwood, Section One, Phase 3C, of record in Plat at Instrument No. 20130405-0033853, 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 Miranda Myer, unmarried, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded March 11, 2014 in Instrument No. 20140311-0020163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat at Instrument No. 20130405-0033853, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood of record in Instrument No. 20080408-0035557, as supplemented in Instrument No. 20140424-0034615, Register's Office for Davidson County, Tennessee.
- Deeds of common areas to The Villages of Riverwood Homeowners Association, Inc. of record in Instrument Nos. 20080630-0067054, 20100108-0001971 and 20110427-0032200, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Storm Water Facilities of record in Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20090109-0002452, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer & Pumping Station Easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Storm Water Drainage Agreements of record in Instrument Nos. 20051219-0152202, 20100108-0001965, 20100108-0001966 and 20161101-0115412, Register's Office for Davidson County, Tennessee.
- Storm Water Maintenance Agreement of record in Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee.
- Slope Easement Agreements of record in Instrument Nos. 20100108-0001967 and 20100108-0001968, Register's Office for Davidson County, Tennessee.
- Easement for Sewer Main of record in Book 7621, Page 276, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 4764, Page 324, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 4049, Page 395, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1235 Riverbrook Drive, Hermitage, Tennessee 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 GRANTEE(S), their heirs and 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 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 hand(s) this the 8th DAY OF MAY, 2017.

Miranda B. Myer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIRANDA B. MYER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of May, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212