WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$214,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38484

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Faon-Chiy Pi, Trustee of The MOU Trust dated September 24, 2001	NEW OWNER	097-02-0A-414.00-CO
(NAME)	(NAME)	
2109 Rollingdale Rd		
(ADDRESS)	(ADDRESS)	
Lexington, KY 405		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170058041 DEEDWARR
Recvd: 07/07/17 10:30 3 pgs
Fees:18.00 Taxes:791.80
20170707-0068374

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, I, **Jake Forrest Pirtle, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Faon-Chiy Pi, Trustee of The MOU Trust dated September 24, 2001**, hereinafter called the GRANTEE(S), 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 414 on the Plan of Final Plat Villages of Riverwood, Section One, Phase 4D, of record in Instrument Number 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jake Forrest Pirtle, an unmarried man by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated May 28, 2015 and recorded June 3, 2015 of record in Instrument Number 20150603-0051772, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument Number 20140127-0007110, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Instrument Number 20080408-0035557 and Supplemental recorded in Instrument Number 20140416-0031646, Register's Office for Davidson County, Tennessee.
Easement Agreement recorded on August 22, 1966 in Book 4049, Page 395, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers recorded on November 13, 1973, in Book

4764, Page 324, in the Register's Office for Davidson County, Tennessee.
Slope Easement Agreement recorded on January 8, 2010 in Instrument Number 20100108-0001968 in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded on March 1, 2010 in Instrument Number 20100301-0015327, recorded on July 13, 2007 in Instrument Number 20070713-0083651 and recorded on January 24, 2013 in Instrument Number 20130124-0007799, in the Register's Office for Davidson County, Tennessee.
Easement recorded on August 8, 1988 in Book 7621, Page 276, in the Register's Office for Davidson County, Tennessee.
Declaration of Easement recorded on December 9, 2008 in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
Storm Water Drainage Easement recorded on December 19, 2005 in Instrument Number 20051219-0152202 and Instrument Number 20100108-0001965, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement recorded on March 23, 1972 in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
Storm Water Drainage and Detention Easement Agreement recorded on January 8, 2010 in Instrument Number 20100108-0001966 in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer and Pumping Station Easement recorded on December 19, 2005 in Instrument Number 20051219-0152201 in the Register's Office for Davidson County, Tennessee.
Declaration of Abandonment of Certain Electric Transmission Line Rights of Way recorded in Instrument Number 20141103-0101036, Register's Office for Davidson County, Tennessee.

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 2118 River Overlook 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), 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), 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 hand this 30th day of June, 2017.

Jake Forrest Pirtle

State of Tennessee
County of Williamson

Personally appeared before me Jake Forrest Pirtle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2017.

_____
Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

