WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075647 DEEDWARR
Recvd: 08/30/17 10:19 2 pgs
Fees:13.00 Taxes:1036.00
20170830-0089116

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$287,301.00~~ $280,000.00

Affiant

Subscribed and sworn to before me this 24th day of August, 2017.

Notary Public
My Commission expires: 05-18-2018
(Affix Seal)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bardan Sharma	NEW OWNER	097-01-0A-136.00CO
1616 Stonewater Drive		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Eric Britt and wife, Whitney Sullivan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bardan Sharma, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument Number 20110401-0025117, Surveyors Certificate of Correction of record in Instrument Number 20110510-0035925, 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 Eric Britt from Beazer Homes Corp., a Tennessee Corporation by Warranty Deed on November 17, 2011, of record in Instrument Number 20111118-0090536, Register's Office for Davidson County, Tennessee.

Whitney Sullivan joins this conveyance to convey any and all interest she may have in the above described property including, but not limited to her marital interst.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20110401-0025117, Surveyor's Certificate of Correction of record in Instrument No. 20110510-0035925, and Instrument No. 20120705-0059091, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20080408-0035557, as amended and supplemented of record in Instrument No. 20110427-0032201, Instrument No. 20140416-0031645, Instrument No. 20140416-0031646, Instrument No. 20140424-0034613, Instrument No. 20140424-0034614, Instrument No. 20140424-0034615, Instrument No. 20140424-0034616, Instrument No. 20140424-0034617, Instrument No. 20140424-0034618, and Instrument No. 20150812-0080705, Register's Office for Davidson County, Tennessee.
- Dedication of Retaining Wall to Villages of Riverwood Homeowner's Association, Inc., of record in Instrument No. 20100108-0001971, Register's Office for said County; Dedication of Open Space to Villages of Riverwood Homeowner's Association, Inc., of record in Instrument No. 20110427-0032200, Register's Office for Davidson County, Tennessee.
- Storm Water Agreement of record in Instrument No. 20070713-0083651, Instrument No. 20100301-0015327, Instrument No. 20100108-0001966, Instrument No. 20100108-0001965, Register's Office for said County; Slope Easement Agreement of record in Instrument No. 20100108-0001968; Instrument No. 20100108-0001967, Register's Office for said County; Sanitary Sewer Pumping Station Easement of record in Instrument No. 20051219-0152201, Register's Office for said County; Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, Register's Office for said County; Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1616 Stonewater Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 24, 2017.

Eric Britt

Whitney Sullivan by Eric Britt as Attorney in Fact.
Whitney Sullivan by Eric Britt as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Britt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Eric Britt, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Whitney Sullivan, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Whitney Sullivan, the bargainor(s), by the said Eric Britt, as Attorney-in-Fact.

WITNESS my hand and seal, this 24th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY