BILL GARRETT, Davidson County
Trans:T20170077391 DEEDWARR
Recvd: 09/05/17 10:58 2 pgs
Fees:13.00 Taxes:754.80
20170905-0090900

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Julie A. Martin
1406 Riverbrook Drive
Hermitage, TN 37076

MORTGAGEE
F & M Bank
P. O. Box 451
Clarksville, TN 37041-0451

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
097 02 0A 067.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Loretta Carpenter,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Julie Anne Martin, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of Villages of Riverwood Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and Surveyor's Certificate of Correction in Instrument No. 20081105-0110185, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Loretta Carpenter by deed from Rex Duke and Gloria Duke, husband and wife, dated July 6, 2015, of record in Instrument No. 20150708-0066412, Register's Office of Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $169,900)

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20080408-0035557; Quitclaim Deed to the Village of Riverwood Homeowner's Association, Inc. for Open Space in Instrument No. 20080630-0067054; Storm Water Drainage Easement in Instrument No. 20051219-0152202; Declaration of Easement for Villages of Riverwood in Instrument No. 20081209-0118828; Inspection and Maintenance Agreement for Private Stormwater Management Facility in Instrument No. 20070713-0083651; Instrument No. 20100108-0001966 with First Amendment thereto in Instrument No. 20161101-0115412; Transmission Line Easement in Book 4586, Page 242; Easement in favor of Comcast of Nashville I, LLC in Instrument No. 20090109-0002452; Sanitary Sewer and Pumping Station Easement in Instrument No. 20051219-0152201; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20080723-0075577, Surveyors Certificates of Correction of record in Instrument No. 20081105-0110185, Register's Office for Davidson, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **1406 Riverbrook Drive Hermitage, TN 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 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 our hands this 31st day of August, 2017.

Loretta Carpenter

Loretta Carpenter

STATE OF Tennessee
COUNTY OF Hamilton

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

Witness my hand and official seal this 31st day of August, 2017.

Brittany R. Marcum

NOTARY PUBLIC

BRITTANY R. MARCUM
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires: Nov 24, 2018

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $204,000.00.

Julie Anne Martin

AFFIANT

Subscribed and sworn to before me this 31st day of August, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20