This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Judy Grace
4716 Brixton Court
Lehigh Acres, Florida 33973

Bill Garrett Davidson County
Batch# 22774 DEEDWARR
11/06/2017 02:20:30 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20171106-0113947

MAP: 097020A44800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Dylan Robinson,** a single man, and **Casey Thurmond Phillips,** a single man, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Judy Lee Grace and Ted Craig, Trustees of the Judy Lee Grace Living Trust,** hereinafter called the "GRANTEE", its successors 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. 448 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Dylan Robinson, a single man, and Casey Thurmond Phillips, a single man, as tenants in common with right of survivorship, by Deed dated August 10, 2015, from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20150817-0082391, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Any lien or right to a lien, for labor, services or materials imposed by law and not shown by the public records.
Subject to restrictive covenants contained in an instrument of record in Instruments Nos. 20080408-0035557; 20140416-0031645; 20140416-0031646; 20140424-0034613; 20140424-0034614; 20140424-0034615; 20140424-0034616; 20140424-0034617; 20140424-0034618; 20150812-0080705; 20170906-0091483 , said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to a Quitclaim Deed to the Villages Home Owners Association, set forth in an instrument of record in 20080630-0067054; 20170621-0062253, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to Quitclaim Deed, to Common Elements, Open Space Amenities Area, set forth in an instrument of record in 20110427-0032200, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 20140210-0011584, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details therein.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 20140210-0011584, said Register's Office.

This is improved property known as 2574 River Trail Drive, Hermitage, Tennessee 37076.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any

improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", its successors and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 the 3rd day of November, 2017.

James Dylan Robinson

Casey Thurmond Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, James Dylan Robinson, a single man, and Casey Thurmond Phillips, a single man, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of November, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of November, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

TONI RUTGERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: MAY 26, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
On this 3 day of November, 2017, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.