ADDRESS NEW OWNER: John Cameron Wilhite and
Jessica Lee Wilhite
2718 River Vista Ct.
Hermitage, TN 37076

SEND TAX BILL TO: Cadence Bank N.A.
3500 Colonnade Pkwy, Ste 600
Birmingham, AL 35243

MAP-PARCEL NOS. 097020A43800CO

Bill Garrett Davidson County
Batch# 34526 **DEEDWARR**
12/07/2017 12:46:47 PM 2 pgs
Fees: $13.00 Taxes: $834.35

20171207-0125053

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Tara Morrison, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **John Cameron Wilhite and Jessica Lee Wilhite, a married couple** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 438 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 Tara Morrison, a single woman, from Beazer Homes Corp., a Tennessee corporation, by Warranty Deed recorded on October 5, 2015, in Instrument No. 20151005-0100949, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2718 River Vista Ct., Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same having been paid by the Grantor at closing.(2) All matters appearing on the Plan of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20080408-0035557; 20140416-0031645; 20170906-0091483, said Register's Office.(4) Restrictive Covenants for a Detached Structure in Instrument No. 20150612-0055687, said Register's Office.(5) Restrictive Covenants in Instrument No. 20150420-0034612, said Register's office.(6) Easement to United States of America in Book 4586, Page 242, said Register's office.(7) Utility Easement in Book 7621, Page 276, said Register's Office.(8) Sewer Easement in Book 4764, Page 324, said Register's Office.(9) Easement Agreement in Book 4049, Page 395, said Register's office.(10) Abandonment of Electric Transmission line easement in Instrument No. 20141103-0101036, said Register's Office.(11) Declaration of Easement for Villages of Riverwood in Instrument No. 20081209-0118828, said Register's office.(12) Grant of Easement in Instrument No. 20090109-0002452, said Register's Office.(13) Storm Water Drainage Easement Agreement in Instrument No. 20100108-0001965, and 20051219-0152202, said Register's Office.(14) Storm Water Drainage and Easement Agreement in Instrument No. 20100108-0001968, said Register's Office.(15) Slope Easement Agreement in Instrument No. 20100108-0001968, said Register's Office.(16) Inspection and Maintenance Agreement for Private Storm Water Management Facilities in Instrument No. 20100301-0015327, and in Instrument No. 20070713-0083651, said Register's office.(17) Sanitary Sewer and Pumping Station Easement in Instrument No. 20051219-0152201, said Register's office.(18) Amendment to Storm Water Drainage and Detention Easement Agreement in Instrument NO. 20161101-0115412, said Register's Office.(19) Quitclaim Deed to Homeowners Association for Common Elements, Common Area, Open Space and Amenity Are (Section 1, Phase 4E, in Instrument No. 20170621-0062553, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of December 2017.

X Tara Morrison by Emily J Moore Attorney in Fact
Tara Morrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December 2017, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Emily J. Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Tara Morrison, and is authorized by her to execute this instrument on her behalf by virtue of a "Specific Durable Power of Attorney to Sell Real Property" recorded in Instrument No. 20171207-0125052 in said Register's Office.

Witness my hand and official seal at office, this 1st day of December 2017.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is ~~$230,000.00~~. 225,500.00 gpl.

Affiant

Subscribed and sworn before me this 1st day of December 2017.

Notary Public
My Commission Expires: 12/28/19

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

File No. 1711K308