This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1070

Bill Garrett Davidson County
Batch# 36118 DEEDWARR
12/12/2017 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20171212-0126319

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $278,000.00

Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this the ~~8th~~ 11th day of December, 2017

Notary Public
My Commission Expires: OCT 2 0 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samantha R. Forney 1300 Riverbirch Way Nashville, TN 37076	NEW OWNER	097-02-0A-202.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Robert Revere Corriveau, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Samantha R. Forney, unmarried person**, hereinafter called the Grantee(s), his/her/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. 202 on the plan of Villages of Riverwood, Section One, Phase 4A, of record in Instrument No. 20130412-0036733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert Revere Corriveau, a single man by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated September 9, 2013, recorded September 11, 2013, of record in Instrument No. 20130911-0095984, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1300 Riverbirch Way, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. The 2018 Property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2017.

GRANTOR:

Robert Revere Corriveau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Revere Corriveau, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of December, 2017.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

