Bill Garrett Davidson County
Batch# 57348 DEEDWARR
02/09/2018 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20180209-0013392

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

CHERI D BAYER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2018

Subscribed and sworn to before me, this 9 **day of February, 2018.**

Notary Public
My commission expires: 12/20/2018

06-1801-76849

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
John R. Hill, Jr.	Pinnacle Bank	097-02-0-A-430.00
2157 River Overlook Dr.	270 E. Main St,	
Hermitage TN 37076	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara Kaye Popwell, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John R. Hill, Jr., unmarried man**, hereinafter called the Grantees, their 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. 430, on the Plan of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Kaye Popwell, a single woman by deed from Beazer Homes Corp., a Tennessee Corporation, dated September 19, 2014, recorded September 22, 2014, of record in Instrument No. 20140922-0086926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2157 River Overlook Dr., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 9 day of February, 2018.

Barbara Kaye Popwell

Barbara Kaye Popwell

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Barbara Kaye Popwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt Juliet, TN, this 9 day of February, 2018.

Cheri D. Bayer

Notary Public
State of Tennessee at Large

My Commission expires:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

TRUE COPY CERTIFICATION

I, Cheri Bayer, 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.

Cheri Bayer

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson, a notary public for this county and state, Cheri Bayer, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gail Hudson

My commission expires:

Notary Seal:

