Bill Garrett Davidson County
Batch# 60237 DEEDWARR
02/20/2018 10:39:09 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20180220-0015817

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
795967 439664-000378
Kayla Bocchino

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $ 220,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of February, 2018.

Notary Public

My commission expires: 7/5/21
(Affix Seal)

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Bobbie E. Kilbane	(NAME) New Owner	097-02-0A-043.00-CO
(STREET ADDRESS OR ROUTE NUMBER) 250 Stoners Glen Ct.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Kandyce K. Ryan, a single person have this day bargained and sold, and do hereby transfer and convey unto the said Bobbie E. Kilbane, a married woman the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.
This is unimproved ( ), known as 1238 Riverbrook Drive, Hermitage, TN 37076
improved (XX)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 19th day of December, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Kandyce K. Ryan

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, Luke Kellum, a Notary Public in and for said County and State, Kandyce K. Ryan, the within named bargainor unmarried (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2017.

✓ _____
Notary Public
My Commission Expires: ✓ 10-7-2019

(This area for official notarial seal)



Exhibit A

Land in Davidson County, Tennessee, being Lot No. 43 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One of record in Instrument No. 20080723-0075577, and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kandyce K. Ryan, a single person by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20090916-0086320 Register's Office for Davidson County, Tennessee, dated September 11, 2009 and recorded on September 16, 2009.