ADDRESS NEW OWNER: Kimberly Ann Williams, Trustee of The Kimberly Ann Williams Living Trust Established June 24, 1988

8218 Pinositas Rd.
Whittier, CA 90605

SEND TAX BILL TO:
New Owner

MAP-PARCEL NOS. 97-2-A-220.00

Bill Garrett Davidson County
Batch# 61523 DEEDWARR
02/22/2018 10:35:01 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20180222-0016836

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-KW-17-38424

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, **Andrew S. Gwinn, a single man, and Connie J. Gwinn, a married woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Kimberly Ann Williams, Trustee of The Kimberly Ann Williams Living Trust Established June 24, 1988 (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. 220 on the plan of Villages of Riverwood, Section One, Phase 3C, of record in Instrument No. 20130405-0033853, Register's Office for Davidson County, Tennessee, to which said plan and certificate reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrew S.. Gwinn, a single man, and Connie J. Gwinn, a married woman, as tenants in common, with rights of survivorship, from Beazer Homes Corp., a Tennessee corporation, by Warranty Deed recorded on April 2, 2015, in Instrument No. 20150402-0029081, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3842 Hoggett Ford Road, 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 assumed by Grantee.
(2) All matters appearing on the Plan of record in Instrument No. 20130405-0033853, Register's Office for Davidson County, Tennessee.
(3) Declaration of Covenants, Conditions, and Restrictions for The Villages of Riverwood, in Instrument No. 20080408-0035557, Instrument No. 20110427-0032201, and Instrument No. 20130410-0035425, said Register's Office, as Supplemented in Instrument No. 20140424-0034615, and as amended in Instrument No. 20170906-0091483, said Register's Office.
(4) Restrictive Covenants for a detached structure in Instrument No. 20150109-0002658, said Register's Office.
(5) Easement to Comcast of Nashville, I, LLC, in Instrument No. 20090109-0002452, said Register's Office.
(6) Easement Agreement in Book 4049, Page 395, said Register's Office.
(7) Sewer Easement in Book 4764, Page 324, said Register's Office.
(8) Easement for Sewer Main in Book 7621, Page 276, said Register's Office.
(9) Easement for Sanitary Sewer and Pumping Station in Instrument No. 20051219-0152201, said Register's Office.
(10) Storm Water Drainage Easements in Instrument Nos. 20051219-0152202 and 20100108-0001965, said Register's Office.
(11) Inspection and Maintenance Agreement for Private Storm Water Facilities in Instrument No. 20070713-0083651, said Register's Office.
(12) Declaration of Easements in Instrument No. 20081209-0118828, said Register's Office.

(13) Storm Water Drainage and Detention Easement Agreement in Instrument No. 20100108-0001966, said Register's Office.
(14) Declaration of Abandonment of Electric Transmission Line Right of Ways by USA and TVA in Instrument No. 20141103-0101036, said Register's Office.
(15) Quitclaim Deed to Homeowner's Association for Common Elements, Common Area, Open Space and Amenity Areas in Instrument No. 20170621-0062550, said Register's Office.

Grantors both warrant that neither of them have ever lived at the subject property as married persons and that said property is not subject to any marital rights therein.

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 15th day of February 2018.

Andrew S. Gwinn

Connie J. Gwinn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Andrew S. Gwinn and Connie J. Gwinn,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of February 2018.

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

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn before me this 15th day of February 2018.

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

File No. 1802K026