WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Dubas	Bank of America, NA	097-02-OA-284.300
(NAME)	(NAME)	Bill Garrett Davidson County
1411 Riverbrook Drive	PO Box 961291	Batch# 63911 **DEEDWARR**
(ADDRESS)	(ADDRESS)	03/01/2018 10:05:04 AM 2 pgs
Hermitage, TN 37076	Fort Worth, TX 76161-0291	Fees: $13.00 Taxes: $832.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180301-0019142

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Davenport and Staci Davenport, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David Dubas, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot No. 284 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Plat Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Davenport and Staci L. Davenport, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 03/30/2012, recorded 04/05/2012, of record in Instrument No. 20120405-0028984, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Instrument No. 20110630-0050230; Covenants, conditions, easements and restrictions of record in Instrument No. 20080408-0035557, Amendment to Declaration of record in Instrument No. 20170906-0091483, Supplementary Declaration of record in Instrument No. 20110427-0032201; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651; Easement Agreement of record in Book 4049, Page 395; Grant of Transmission Line Easement of record in Book 4586, Page 242; Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4764, Page 324; Easement of record in Book 7621, Page 276; Easement contained in Warranty Deed of record in Instrument No. 20010604-0057541, Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201; Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828; Grant of Easement of record in Instrument No. 20090109-0002452; Storm Water Drainage Easement Agreement of record in Instrument No. 20100108-0001965; Storm Water Drainage Detention Easement Agreement of record in Instrument No. 20100108-0001966; Slope Easement Agreement of record in Instrument No. 20100108-0001968; Quitclaim Deed of record in Instrument No.

20100108-0001971 and Instrument No. 20110427-0032200; Restrictive Covenants for Detached Structures of record in Instrument No. 20110718-0054638, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1411 Riverbrook Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 our hands this 28th day of February, 2018.

Michael Davenport

Staci Davenport

State of Tennessee
County of Wilson

Personally appeared before me Michael Davenport and Staci Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of February, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-41680
SMG TN Warranty Deed