File No. 1427

Bill Garrett Davidson County
Batch# 65868 DEEDWARR
03/06/2018 02:11:08 PM 2 pgs
Fees: $13.00 Taxes: $166.50

20180306-0021115

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me this 28th day of February, 2018

Notary Public

My commission expires: 12/22/2018

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Raymond Company LLC	**SAME**	**043040A02500CO**
4014 Maggie Court		
Smyrna, TN 37167		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

River Landing Development, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raymond Company LLC

HEREINAFTER CALLED THE GRANTEES, 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. 25, on the plan of Final Plat of Cluster Lot Subdivision, River Landing, Section I, Phase I, of record in Instrument No. 20060918-0115492, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to River Landing Development, LLC, by Warranty Deed from Rhoten Development Company, Inc., dated March 6, 2015, of record in Instrument No. 20150311-0020854, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Instrument No. 20060918-0115492, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Instrument No. 20060620-0073693, Instrument No. 20150520-0046604, Instrument No. 20060728-0091763, said Register's Office.

Easements of record in Instrument No. 20160811-0083768, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 746 River Landing Way, Old Hickory, TN 37138.

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 in 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. 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.

Robert L Russell Date: 2/28/18
River Landing Development, LLC
By: Robert L Russell
Its: President

Kathryn E Russell Date: 2/28/18
River Landing Development, LLC
By: Kathryn E Russell
Its: Secretary/Treasurer

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Robert L Russell and Kathryn E Russell 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 forgoing instrument for the purpose therein contained and who further acknowledged that he/she are President and Secretary/Treasurer of River Landing Development LLC and that he/she are authorized by River Landing Development LLC to execute this instrument on its behalf.

Witness my hand, at office, this 28 day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 10/23/19

ALICIA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY