WARRANTY DEED

Bill Garrett Davidson County
Batch# 66082 DEEDWARR
03/07/2018 09:54:31 AM 2 pgs
Fees: $13.00 Taxes: $1,283.53
20180307-0021416

W-BR-18-1965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

PRISCILLA C. URBANOWICZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Davis and Jeremy Davis	Gardner Financial Services	
(NAME)	(NAME)	
1965 Stonewater Drive	3503 Paesanos Pkwy	**97-2-A-527.00CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JONATHON COLE MELCHER AND KATY BERES MELCHER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH DAVIS AND JEREMY DAVIS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 527 on the Final Plat of Villages of Riverwood, Section One, Phase 6B, of record in Instrument No. 20151023-0107918, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathon Cole Melcher and Katy Beres Melcher, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded March 1, 2016 in Instrument No. 20160301-0019447, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property taxes for 2018 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 6B, as recorded in Instrument No. 20151023-0107918, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557, amended in Instrument No. 20170916-0091483, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20140903-0080257, Register's Office for Davidson County, Tennessee.
- Declaration of Easement recorded at Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.
- Easement for Slope, recorded in Instrument No. 20100108-0001968, Register's Office for Davidson County, Tennessee.
- Easement for Stormwater Drainage, recorded in Instrument Nos. 20051219-0152202, 20100108-0001965 and 20100108-0001966, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and Pumping Station, recorded in Instrument No. 20051219-0152202, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrutment No. 20151106-0013217, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to HOA of record in Instrument No. 20151106-0013218, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1965 Stonewater Drive, Hermitage, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 5th DAY OF MARCH, 2018.

Jonathon Cole Melcher

Katy Beres Melcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHON COLE MELCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATY BERES MELCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212