Bill Garrett Davidson County
Batch# 79906 DEEDWARR
04/12/2018 08:34:30 AM 2 pgs
Fees: $13.00 Taxes: $834.35
20180412-0034288

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,500.00.

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G18-1559D

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Rocky Pepeli and Patricia Anne Pepeli, Husband and Wife (NAME) | New Owner (NAME) | 97-2-A-251 CO |
| 4012 Hoggett Ford Road (STREET ADDRESS) | (STREET ADDRESS) | |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Lauren Harrison Duke, Married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rocky Pepeli and Patricia Anne Pepeli, Husband and Wife,** 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. 251 on the plan of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3A, REVISION ONE, as shown by plat of record in Instrument No. 20110630-0050230, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lauren Harrison from Beazer Homes Corp., a Tennessee corporation, by Deed dated June 26, 2012, as Instrument No. 20120629-0057302, in the Register's Office for Davidson County, Tennessee.

Lauren Harrison has since married and is now known as Lauren Harrison Duke.
Joshua Duke joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20080408-0035557, Instrument No. 20110427-0032201 and Instrument No. 20170906-0091483, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement as recorded in Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee.
5. Declaration of Easement for Villages of Riverwood as recorded in Instrument No. 20081209-0118828, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenant for detached structure as recorded in Instrument No. 20120320-0023510, Register's Office for Davidson County, Tennessee.
7. Common Area conveyed to Homeowner's Association of record in Instrument No. 20080630-0067054 and Instrument No. 20110427-0032200, Register's Office for Davidson County, Tennessee.
8. Stormwater Drainage Easement Agreement as recorded in Instrument No. 20100108-0001965 and Instrument No. 20051219-0152202, Register's Office for Davidson County, Tennessee.
9. Stormwater Drainage and Detention Easement Agreement as recorded in Instrument No. 20100108-0001966, Register's Office for Davidson County, Tennessee.
10. Sanitary Sewer and pumping station Easement as recorded in Instrument No. 20051219-0152201 Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4012 Hoggett Ford Road, Hermitage, TN 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 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 6th day of April, 2018.

Lauren Harrison Duke — April 06, 2018
Lauren Harrison Duke — Date

Joshua Duke — April 06, 2018
Joshua Duke — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Lauren Harrison Duke and Joshua Duke, Wife and Husband, the bargainor(s), with whom I am personally acquainted or 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, this 6th day of April, 2018.

My Commission Expires: 3/21/22

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMM. EXP. 8-21-18

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**