WARRANTY DEED

Bill Garrett Davidson County
Batch# 95427 **DEEDWARR**
05/22/2018 10:59:26 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20180522-0048927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Angie Hoogerheide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jerri Lesamara Oliver, John White, and Brenda White	new owner	097 02 0A 431.00
(NAME)	(NAME)	
2153 River Overlook Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($349,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kimberly Cornett, a single woman, and Jerald Babb, a single man,**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jerri Lesamara Oliver, John White and Brenda White, as tenants in common with rights of survivorship,** 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. 431 on the Final Plat of Villages of Riverwood, Section One, Phase 4E of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard W. Lutz and Kimberly Patrick-Lutz, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated September 29, 2014 and recorded October 02, 2014 in Instrument No. 20141002-0091283, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kimberly Cornett, a single person and Jerald Babb, a single person by Warranty Deed from Richard W. Lutz and Kimberly Patrick-Lutz, husband and wife dated February 8, 2017 and recorded February 10, 2017 as Instrument No. 201702100014309, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-182780SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2153 River Overlook Dr, 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, has 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. 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 15 day of May, 2018

Kimberly Cornett

Jerald Babb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kimberly Cornett and Jerald Babb, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-182780SSO