(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 95662 **DEEDWARR**
05/23/2018 09:09:10 AM 2 pgs
Fees: $13.00 Taxes: $850.63

20180523-0049219

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chelsea Lauren DeMarco	Wells Fargo Bank N.A.	097-02-0-A-031.00 CO
(NAME)	(NAME)	
1210 Riverbrook Dr.	2701 Wells Fargo Way, MAC X9999-016	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Theresa Abell, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chelsea Lauren DeMarco,** _____, HEREINAFTER CALLED THE GRANTEE, HER 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. 31 on the Final Plat, Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Theresa Abell, a single woman, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated July 10, 2013, of record in Instrument No. 20130712-0072522, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plat of record in Instrument No. 20080723-0075577, corrected in Instrument No. 20081105-0110185; Restrictions of record in Instrument No. 20080408-0035557 and Instrument No. 20170906-0091483; Easement to USA/ TVA of record in Book 4586, page 242; Easement to First Suburban Water Utility District of record in Book 7261, page 276; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090109-0002452; Easement to Radnor Utility District of record in Book 4764, page 324; Easement to Shell Oil Company of record in Book 4049, page 395; Stormwater drainage and detention easement agreement of record in Instrument No. 20100108-0001966; Slope easement agreement of record in Instrument No. 20100108-0001968; Sanitary sewer easement and pumping station easement of record in Instrument No. 20051219-0152201; Temporary slope easement agreement of record in Instrument No. 20100108-0001967; Deed of easement to CSX of record in Instrument No. 20090508-0042536; Stormwater drainage easement of record in Instrument No. 20051219-0152202; Declaration of easement for Villages of Riverwood of record in Instrument No. 20081209-0118828; Inspection and maintenance agreement for private stormwater facilities of record in Instrument No.

20070713-0083651; Quitclaim Deed to Homeowners Association for common area of record in Instrument No. 20080630-0067054; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1210 Riverbrook Dr., 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 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. 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 hand this 18th day of May, 2018.

Theresa Abell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Theresa Abell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of May, 2018.

Notary Public
My Commission Expires: _____

File No.: 27338

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019